



Environmental Planning Commission

Agenda Number: 06
Project Number: 1003275
Case #: 16EPC-40055
November 10, 2016

Staff Report

Agent	HCI Engineering
Applicant	Palo Alto Inc.
Request	Site Development Plan for Building Permit
Legal Description	Tract C-2, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace
Location	On Unser Blvd. between Ladera Dr. and Interstate 40
Size	Approximately 1.1 acres
Existing Zoning	SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant (C-1)
Proposed Zoning	No change

Staff Recommendation

APPROVAL of Case # 16EPC-40055 based on the Findings beginning on Page # 10, and subject to the Conditions of Approval beginning on Page # 12.

Staff Planner
Vicente M. Quevedo, Planner

Summary of Analysis

This is a request for a Site Development Plan for Building Permit for an approximately 1.1 acre site located on Unser Blvd. between Ladera Dr. and Interstate 40. The subject site is zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant (C-1).

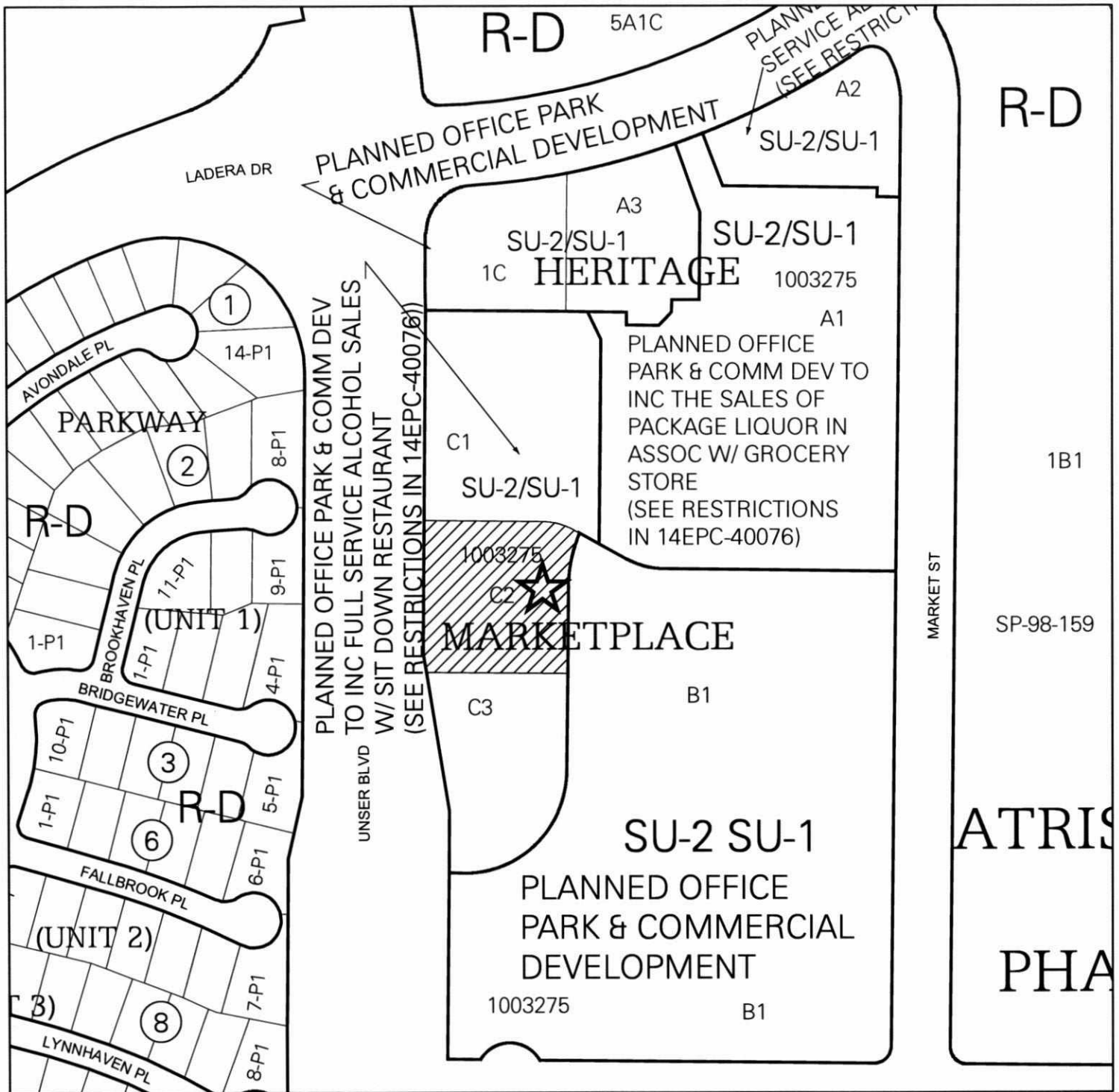
The applicant is proposing to construct a 1,944 sf food service / retail building with a drive thru on the subject site.

The requested Site Development Plan for Building Permit meets the requirements of the design standards contained within the EPC approved Heritage Market Place Site Development Plan for Subdivision.

A facilitated meeting was held on October 19, 2016. There is no known opposition to this request.

Staff is recommending approval subject to the findings and conditions contained within the staff report.





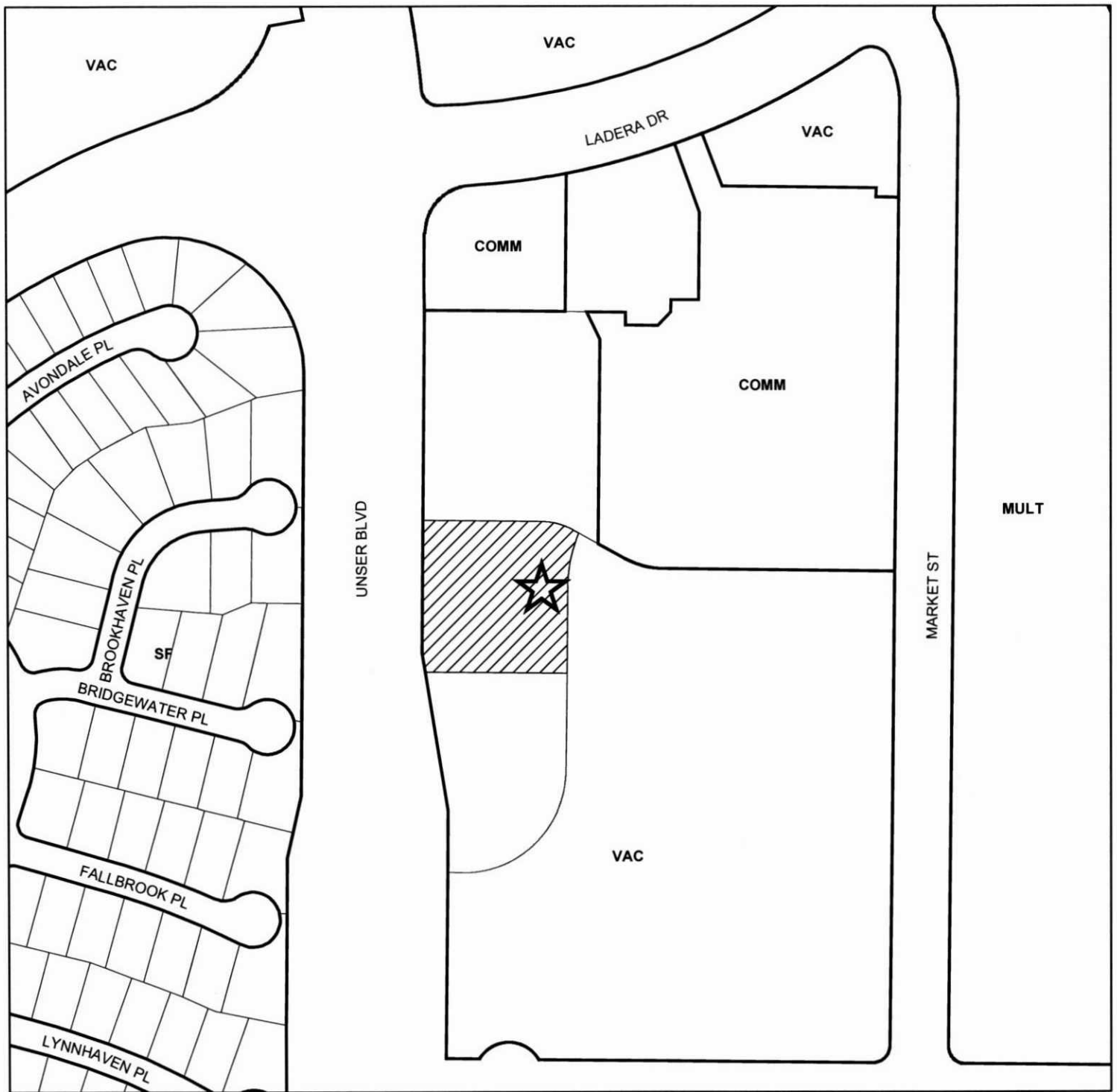
ZONING MAP

Note: Grey shading
indicates County.



1 inch = 200 feet

Project Number:
1003275
Hearing Date:
11/10/2016
Zone Map Page: H-09
Additional Case Numbers:
16EPC-40055



LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

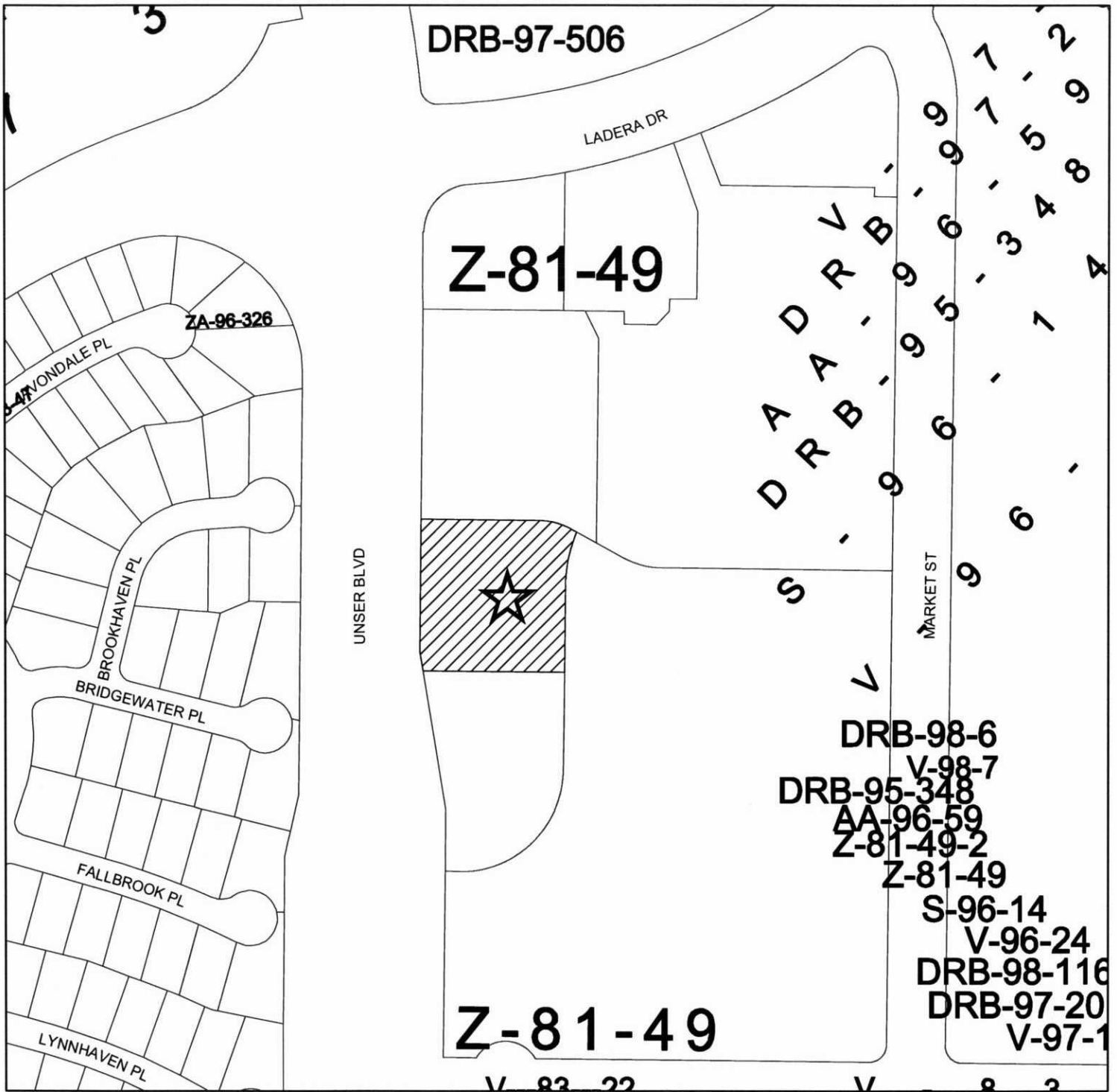


1 inch = 200 feet

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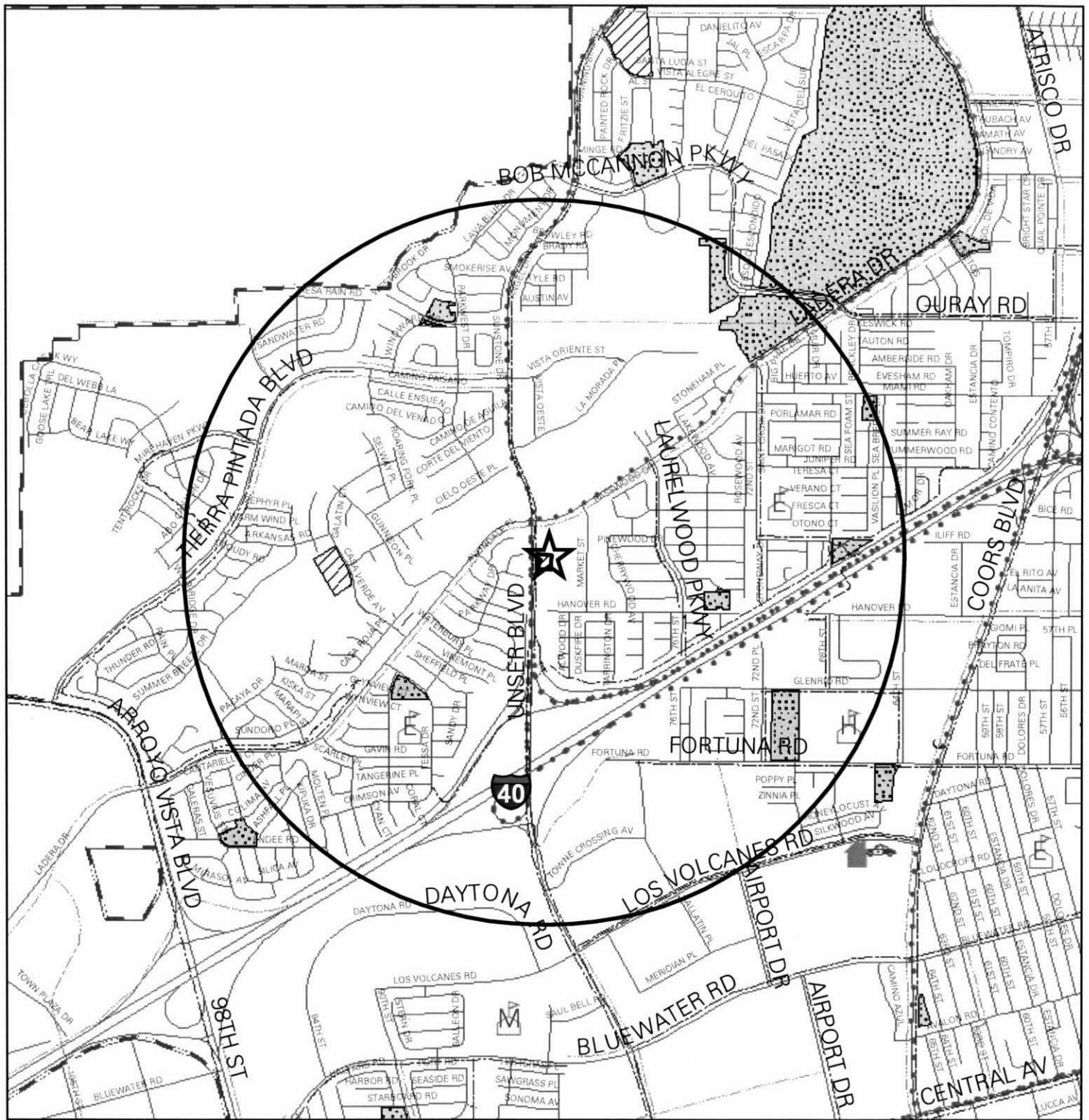
HISTORY MAP

Note: Grey shading
indicates County.



1 inch = 200 feet

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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |

Project Number: 1003275

0 0.5 1 Miles



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2, SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant (C-1)	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3, Heritage Market Place Site Development Plan for Subdivision	Vacant
<i>North</i>	Same	Same	Vacant
<i>South</i>	Same	Same	Vacant
<i>East</i>	SU-1 Planned Office Park & Commercial Development to include the Sales of Package Liquor in Association with a Grocery Store	Same	Commercial Retail
<i>West</i>	Residential and Related Uses Zone (R-D)	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Residential

II. INTRODUCTION

Proposal

This is a request for a Site Development Plan for Building Permit for an approximately 1.1 acre site located on Unser Blvd. between Ladera Dr. and Interstate 40. The subject site is zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant. The applicant is proposing to construct a 1,944 sf food service / retail building with a drive thru on the subject site. The subject site is also located within the boundaries of the Heritage Market Place Site Development Plan for Subdivision (HMPSPS) boundary, therefore the requested Site Development Plan for Building Permit must conform to the EPC approved HMPSPS design standards.

EPC Role

The EPC is hearing this case because of the SU-1 zone designation which requires the site plan review and approval. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone. If so, an appeal would go to the Land Use

Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is considered a quasi-judicial matter.

History/Background

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zoned the entire 20 acres of which the subject site is a part, SU-1 Planned Office Park and Commercial Development, but caps the commercial development at no more than 50% of the site.

The site is part of a larger Site Development Plan for Subdivision. In October 2012 the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone.

In February of 2014 a Site Development Plan for Subdivision (13 EPC-40148) was approved by the EPC for the entire 20 acre site. No changes in the zoning were requested at that time. The Site Development Plan for Subdivision was signed off on by the DRB in November of 2014. Although the applicant had originally asked for delegation of the Site Development Plan for Building Permit to the DRB, the EPC chose to have the Site Development Plan for Building Permit return to the EPC for review.

The EPC approved a Zone Map Amendment and Site Development Plan for Building Permit for the parcels to the north of the subject site (14-EPC 40076, 77, 78 and 79).

A construction project on Unser Blvd. north of I-40 widened the roadway from four to six lanes for through traffic and separate left-turn lanes at major intersections including the Ladera Rd. and Unser Blvd. intersection. The construction project was completed mid-2013.

The Transportation Coordinating Committee of the Mid-Region Council of Governments approved the additional access from Unser Boulevard in 2014, resolution TCC R-14-1.

On December 10, 2015 the EPC voted to deny a proposed Site Development Plan for Building Permit (15EPC-40068) to allow a multi-family development. A timely appeal was filed by the applicant on January 27, 2016 that was ultimately upheld by The Albuquerque City Council on April 8, 2016.

Context

The subject site is vacant. The parcels to the north have been developed with commercial uses including a gas station and retail space.

There is an apartment complex to the east and additional residential development to the west.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Unser Blvd. as a Principal Arterial.

The LRRS designates Ladera Dr. as a Minor Arterial.

Comprehensive Plan Corridor Designation

Unser Blvd. is currently designated as an Express Transit Corridor, which is “dedicated to developing higher speeds with fewer interruptions to travel for the car and transit vehicles.”

Trails/Bikeways

A paved multi-use trail is developed along Unser Blvd, with connections a trail along I-40.

Transit

The 94 Unser Express and 92 Taylor Ranch Express bus routes pass the site. The Number 94 has a stop on Unser Blvd, just south of Ladera Dr. and the 92 has stop along Ladera Dr. just west of Laurelwood Parkway.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zoned the entire 20 acres of which the subject site is a part, SU-1 Planned Office Park and Commercial Development, but caps the commercial development at no more than 50% of the site. In October 2012 the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone. Therefore, the proposed food service / retail use with a drive thru on the subject site is permissive.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Developing Urban Area includes most of the City perimeter, surrounding places established with urban development. Applicable policies include:

Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The requested action furthers Policy II.B.5.d. because it is appropriately located adjacent to C-1 zoned lots. Carrying capacities are also appropriate for the area as evidenced by agency

comments submitted by City Engineer stating that a Traffic Impact Study (TIS) was completed for the larger Heritage Market Subdivision Area, and all of the required improvements from that TIS have been implemented / constructed.

Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is contiguous to existing urban facilities and services. The integrity of existing neighborhoods will be ensured because the proposed Site Development Plan for Building Permit is required to adhere to the EPC approved design standards contained within the Heritage Market Place Site Development Plan for Subdivision.

Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the applicant is proposing a new commercial retail use for the subject site. The subject site is located adjacent to other C-1 zoned lots which are configured to complement nearby residential areas. The proposed development plan in conjunction with the EPC approved Heritage Market Place Site Development Plan for Subdivision design standards will serve to minimize any potential adverse impacts on residential environments.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Relevant goals/policies include the following:

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers WSSP Policy 3.23 because it will locate commercial service and retail development within the designated Unser / Ladera Neighborhood Center (as shown on page 30 of the West Side Strategic Plan). The uses for the subject site will be subject to the design standards of the EPC approved Heritage Market Place Site Development Plan for Subdivision.

Policy 3.24: The area just west of Coors and north of I-40 up to a point about 1000 feet south of Ladera Drive should be designated and developed as the Community Activity Center for Ladera.

The request furthers Policy 3.24 because the proposed commercial service and retail development will be located within the Unser / Ladera Neighborhood Center as shown on page 30 of the West Side Strategic Plan.

El Rancho Atrisco Phase III Sector Plan (Rank III)

The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Blvd. on the west, Atrisco Rd. on the east, Hanover Rd. on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted that includes the subject site and other properties within the Sector Plan boundaries.

The request furthers the intent of El Rancho Atrisco Phase III Sector Plan because the proposed development complies within the intent of the land use plan contained within El Rancho Atrisco Phase III Sector Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a Site Development Plan for Building Permit for an approximately 1.1 acre site located on Unser Blvd. between Ladera Dr. and Interstate 40. The applicant is proposing to construct a 1,944 sf food service / retail building with a drive thru on the subject site.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and requirements of the Heritage Market Place Site Development Plan for Subdivision (HMPSPS) and the Zoning Code.

Site Plan Layout / Configuration

The subject site is located adjacent to Unser Blvd. which is an NMDOT controlled right-of-way. The proposed 1,944 sf commercial building on the subject site is located along the western edge of the subject site bound by a drive thru lane. Site access is off on an existing internal private drive on the east of the subject site where two points of ingress / egress (24' and 27') are proposed. The maximum F.A.R. for the subject site is .041 and the maximum proposed building height is 24'. A total of 38 parking spaces are proposed for the subject site. A screened refuse container is located toward the north end of the site.

Public Outdoor Space

The applicant is proposing a 336 sf outdoor covered patio. The design standards of the HMPSPS require a minimum outdoor patio area of 200 sf for free standing restaurants up to 4,000 sf. The shade structure has been architecturally integrated with the modern building architecture. Therefore, the applicant has met and exceeded the minimum requirements.

Vehicular Access, Circulation and Parking

Vehicles can access the subject site via an internal private drive within the HMPSPS area. Two points of ingress / egress (24' and 27') are proposed. The northern 27' point of ingress leads directly to either the parking lot area or the drive thru isle. The drive thru isle begins at the north end of the proposed commercial building, runs along the western façade, and then runs along the southern edge of the building, and then leads vehicles to the second 24' point of egress leading out of the subject site. The proposed drive thru isle will be screened using a mixture of landscaping and site grading.

The total minimum required parking spaces per Section 14-16-3-1 of the Zoning Code (Off-Street Parking Regulations) is 13 regular spaces, 1 handicap accessible space, 1 motorcycle space, and 1 bicycle space for a total of 16 off-street parking spaces. The applicant is proposing to provide a total of 32 regular spaces, 2 handicap accessible spaces, 2 motorcycle spaces and 2 bicycle spaces which exceeds the minimum. The design standards of the HMPSPS requires that all parking meet the requirements of Section 14-16-3-1 of the Zoning Code and that parking areas be broken up into series of smaller areas and that pedestrian connections to buildings be provided. The applicant has complied with all of these requirements.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians and bicyclists can access the subject site via a proposed sidewalk at the southwestern corner of the subject site that leads directly to the main building entrance along the eastern building façade as well as provides access to a bicycle rack. The 94 Unser Express and 92 Taylor Ranch Express bus routes pass the site. The Number 94 has a stop on Unser Blvd, just south of Ladera Dr. and the 92 has stop along Ladera Dr. just west of Laurelwood Parkway.

The applicant has met the design standard requirements of the HMPSPS by providing an 8' concrete sidewalk for pedestrians that connects to the main front entrance and can be connected to future development south of the subject site, and ADA access to the building from the designated parking spaces has been provided.

Walls/Fences

The applicant is proposing to provide a 48" tall screen wall along the west edge of the drive-thru queueing lane parallel to Unser to prevent headlights from shining directly into northbound traffic which meets the screening requirements of the HMPSPS design standards.

Lighting and Security

One 16' tall free standing light pole is proposed in the center of the parking lot area for the site, and a series of building mounted lighting is proposed along each building façade. Each type of lighting is proposed to be shielded and meet the requirements of Section 14-16-3-9 of the Zoning Code (Area Lighting Regulations) as well as the design standard requirements of the HMPSPS.

Landscaping

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on

the landscape plan. However, the applicant must add a note referencing the City of Albuquerque's Water Conservation and Pollen Ordinance.

Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is required to provide a street tree plan for any building of over 200 sf and where the lot is adjacent to a major street. The City of Albuquerque Street Tree Ordinance requires the applicant to install street trees at a rate of one tree per 30 linear feet, and within 20 feet of back of curb. Per this ratio, the applicant is required to install 6 street trees along Unser Blvd, and the applicant is only proposing a total of 3 street trees. A condition of approval will be added to address the street tree requirements. The applicant is also required to provide 4 parking lot trees and is proposing a total of 6 trees.

The total required landscape net lot area coverage for the site is 6,722 sf and the applicant is proposing 12,589 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 5,042 sf and the applicant is proposing 9,521 sf of live plant coverage which also exceeds the minimum requirements of the Zoning Code and the design standards of the HMPSPS.

Grading, Drainage, Utility Plans

Following a series of onsite improvements, the subject site will generally drain from west to east. A total of 4 retention ponds at the northeastern, southeastern and southwestern corners of the subject site are proposed. These ponding areas are proposed to be landscaped. In addition to these improvements, the subject site will be required to conform to the originally approved Heritage Marketplace Site Development Plan for Subdivision Grading and Drainage Plan.

Architecture

The applicant is proposing a modern architectural style for the commercial retail building on the subject site and has included adequate articulation and massing features along each façade. Building finishes will include masonry and stucco which will be highlighted by the tower element and trim elements proposed on the building elevations sheets. Overall, the proposed buildings meet the intent of the design standards contained within the HMPSPS by including a variety of structural forms, color varied massing elements and a cohesive color palette throughout the building.

Signage

The HMPSPS design standards allow one 12' tall monument sign along Unser Blvd. with a sign area of 75 sf. The applicant is proposing one free standing monument sign at the northwest corner of the subject site that includes a signage area of 30 sf. The HMPSPS design standards also allow up to three wall mounted signs per commercial building façade per business, not to exceed 6% of each facade. The applicant is proposing building mounted signage along the northern, eastern and western building facades. The proposed signage for the eastern and western building elevations vary from 1.5% to 2.7% of the building façade, however the signage proposed for the northern building façade calculates to 7.07% of the building façade and will

need to be reduced to 6% or less so as not to exceed the design standards contained within the HMPSPS.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from September 6, 2016 to September 21, 2016. The most significant comments were received from the Long Range Planning Division, City Engineer and New Mexico Department of Transportation. The applicant has demonstrated that they have addressed the most significant portions of these comments. Any additional outstanding items have been addressed as conditions of approval for the requested action.

Neighborhood/Public

The Laurelwood Neighborhood Association, Parkway Neighborhood Association and the Westside Coalition of Neighborhood Associations as well as property owner within 100 feet of the subject site were all notified as required.

The project was recommended for facilitation, and a facilitated meeting was held on Wednesday October 19, 2016. All parties expressed concern for the safe movement of pedestrians around the proposed restaurant and marketplace. Neighborhood representatives also expressed concerns regarding additional access to and from Unser Blvd. Following discussions with Traffic Engineering and agency comments from NMDOT, it appears that all of the required infrastructure required from the Traffic Impact Study that was completed for the EPC approved Heritage Marketplace Site Development Plan for Subdivision have been implemented. An agreement between the owner and NMDOT was also reached at this time, and those requirements have also been implemented.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately 1.1 acre site located on Unser Blvd. between Ladera Dr. and Interstate 40. The subject site is zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant.

In October 2012 the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone. Therefore, the proposed food service / retail use with a drive thru on the subject site is permissive.

The applicant is proposing to construct a 1,944 sf food service / retail building with a drive thru on the subject site.

Planning Staff has reviewed the attached site development plan for conformance with applicable requirements of the Heritage Market Place Site Development Plan for Subdivision (HMPSPS) and the Zoning Code.

Following this review, Planning Staff has concluded that the requested Site Development Plan for Building Permit meets the requirements of the design standards contained within the EPC approved HMPSPS. Staff is recommending approval subject to the findings and conditions contained within the staff report.

FINDINGS - 16EPC-40055 – November 10, 2016 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace located on Unser Blvd. NW, Between Ladera Dr. NW and I-40 and containing approximately 1.1 acres.
2. The applicant is proposing to construct a 1,944 sf food service / retail building with a drive thru on the subject site.
3. In October 2012 the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone. Therefore, the proposed food service / retail use with a drive thru on the subject site is permissive.
4. The subject site is located within the Heritage Market Place Site Development Plan for Subdivision (13EPC-40148), and is subject to the approved design standards.
5. Planning Staff has concluded that the requested Site Development Plan for Building Permit generally conforms to the requirements of the design standards contained within the Heritage Market Place Site Development Plan for Subdivision
6. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, El Rancho Atrisco Phase 3, Heritage Market Place Site Development Plan for Subdivision and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The proposed Site Development Plan for Building Permit furthers the following Comprehensive Plan policies:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The requested action furthers Policy II.B.5.d. because it is appropriately located adjacent to C-1 zoned lots. Carrying capacities are also appropriate for the area as evidenced by agency comments submitted by City Engineer stating that a Traffic Impact Study (TIS) was completed for the larger Heritage Market Subdivision Area, and all of the required improvements from that TIS have been implemented / constructed.

- B. Policy II.B.5.e.: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request furthers Policy II.B.5.e. because the subject site is contiguous to existing urban facilities and services. The integrity of existing neighborhoods will be ensured because the proposed Site Development Plan for Building Permit is required to adhere to the EPC approved design standards contained within the Heritage Market Place Site Development Plan for Subdivision.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request furthers Policy II.B.5.i. because the applicant is proposing a new commercial retail use for the subject site. The subject site is located adjacent to other C-1 zoned lots which are configured to complement nearby residential areas. The proposed development plan in conjunction with the EPC approved Heritage Market Place Site Development Plan for Subdivision design standards will serve to minimize any potential adverse impacts on residential environments.

8. The proposed Site Development Plan for Building Permit furthers the following West Side Strategic Plan policies:

- A. Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers WSSP Policy 3.23 because it will locate commercial service and retail development within the designated Unser / Ladera Neighborhood Center (as shown on page 30 of the West Side Strategic Plan). The uses for the subject site will be subject to the design standards of the EPC approved Heritage Market Place Site Development Plan for Subdivision.

- B. Policy 3.24: The area just west of Coors and north of I-40 up to a point about 1000 feet south of Ladera Drive should be designated and developed as the Community Activity Center for Ladera.

The request furthers Policy 3.24 because the proposed commercial service and retail development will be located within the Unser / Ladera Neighborhood Center as shown on page 30 of the West Side Strategic Plan.

9. The proposed Site Development Plan for Building Permit furthers the following portions of El Rancho Atrisco Phase III Sector Plan:
 - A. The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Blvd. on the west, Atrisco Rd. on the east, Hanover Rd. on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted that includes the subject site and other properties within the Sector Plan boundaries.

The request furthers the intent of El Rancho Atrisco Phase III Sector Plan because the proposed development complies within the intent of the land use plan contained within El Rancho Atrisco Phase III Sector Plan.
10. The Laurelwood Neighborhood Association, Parkway Neighborhood Association and the Westside Coalition of Neighborhood Associations as well as property owner within 100 feet of the subject site were all notified as required.
11. The project was recommended for facilitation, and a facilitated meeting was held on Wednesday October 19, 2016.
12. A Facilitated Meeting Report has been made a part of the record for this case.
13. All facilitated meeting participants expressed an interest in maintaining the safe movement of pedestrians around the proposed restaurant and marketplace.
14. There is no known neighborhood opposition to this request.

RECOMMENDATION – 16EPC-40055 – November 10, 2016

APPROVAL of 16EPC-40055, a request for Site Development Plan for Building Permit, for Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40055 – November 10, 2016 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be add to the Landscape Plan on Sheet L1.0 stating that the plan shall conform to the requirements of the City of Albuquerque's Water Conservation and Pollen Ordinance.
4. The exterior building elevations contained on Sheets A4.0 and A4.1 currently identifies the elevations according to right, left, front and rear side. The elevations shall be modified to read east, west, north and south elevations.
5. The signage proposed for the northern building façade on Sheet A4.1 calculates to 7.07% of the building façade and will need to be reduced to 6% or less so as not to exceed the design standards contained within the Heritage Marketplace Site Development Plan for Subdivision.
6. Conditions of Approval from City Engineer:
 - a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
 - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

- a. Minimum drive thru lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns.
- b. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the

-
- parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- c. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
 - d. Define the Radii on all curbs especially drive thru lane
 - e. Identify the right of way width, medians, curb cuts, street widths and street names.
7. Conditions of Approval from Albuquerque / Bernalillo County Water Utility Authority:
- a. All onsite water and sanitary sewer shall be considered private.
 - b. Confirm if existing easements for existing public waterline and public sanitary sewer are in fact exclusive and granted to the Water Authority or if they are public utility easements as mentioned in the utility plan.
8. Conditions of Approval from City Refuse Division:
- a. Northern entrance appears to have a diagonal curb at entrance, creating a hindrance for truck access. Please remove curb and keep entrance dimensions at 27.14'. Move proposed refuse enclosure 2' to the North for truck access. Do not plant anything next to proposed refuse enclosure that will create an overhang. All new/proposed refuse enclosures must be built to COA minimum spec. requirements, need complete/detailed spec. sheet for proposed refuse enclosure, including a sanitary drain.
9. Conditions of Approval from Public Service Company of New Mexico:
- a. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697
 - c. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of

clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Palo Alto Inc., 924 W. Colfax Ave., Suite 203, Denver, CO 80204
HCI Engineering, 621 Southpark Dr. #1600, Littleton, CO 80120
Candelaria Patterson, 7608 Elderwood Dr. NW, Albuquerque, NM 87120
Gregie Duran, 7525 Maplewood Dr. NW, Albuquerque, NM 87120
Ruben Aleman, 8005 Fallbrook NW, Albuquerque, NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments received.

Office of Neighborhood Coordination

Laurelwood NA, Parkway NA, Westside Coalition of NA's.

Facilitated meeting will be held on Wednesday October 19, 2016.

Long Range Planning

Project# 1003275

Please add a 48"-tall screen wall along the west edge of the drive-thru queueing lane parallel to Unser to prevent headlights from shining directly into northbound traffic.

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

Transportation Development

16EPC-40055 Site Development Plan for Building Permit

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. Minimum drive thru lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.

4. Define the Radii on all curbs especially drive thru lane
5. Identify the right of way width, medians, curb cuts, street widths and street names.
6. Label correct site on zone map.

Hydrology Development

No comments received.

**DEPARTMENT of MUNICIPAL DEVELOPMENT
Transportation Planning**

No comments received.

Traffic Engineering Operations

No comments received.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

1. 16EPC-40055 Site Development Plan for Building Permit
 - a. An availability statement is required prior to approval. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office.
 - i. An availability request form can be filled out by following the link:
http://www.abcwua.org/Availability_Statements.aspx
 - b. All onsite water and sanitary sewer shall be considered private.
 - c. Confirm if existing easements for existing public waterline and public sanitary sewer are in fact exclusive and granted to the Water Authority or if they are public utility easements as mentioned in the utility plan.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1003275: Northern entrance appears to have a diagonal curb at entrance, creating a hindrance for truck access. Please remove curb and keep entrance dimensions at 27.14'. Move proposed refuse enclosure 2' to the North for truck access. Do not plant anything next to proposed refuse enclosure that will create an overhang. All new/proposed refuse enclosures must be built to COA minimum spec. requirements, need complete/detailed spec. sheet for proposed refuse enclosure, including a sanitary drain.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Reviewed. No adverse comments.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

NM Department of Transportation

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Project# 1003275

- a. EPC Description: 16EPC-40055 Site Development Plan for Building Permit
- b. Site Information: Tract C-2, Heritage Marketplace, zoned SU-1 C-1, located on Unser Blvd. NW, Between Ladera Dr. NW and I-40, containing approximately 1.08 acre(s).
- c. Property Address: 1740 Unser Blvd. NW
- d. Request Description: The owner of the above property requests approval for Amended Site Development Plan for Building Permit for a proposed use of food service / retail for a new Taco Bell restaurant of 1944 square feet.
- e. APS Comments: This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments and appreciates the applicant's inclusion of a sidewalk connection from the building to the existing multi-use trail along Unser Blvd NW.

For informational purposes, Unser Blvd NW is functionally classified as a Principal Arterial in the project area.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

**Conditions for Approval for Project #1003275 Site Development Plan for Building Permit
(Taco Bell at Heritage Marketplace at 1740 Unser NW between Ladera Dr and I-40)
16EPC-40055**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

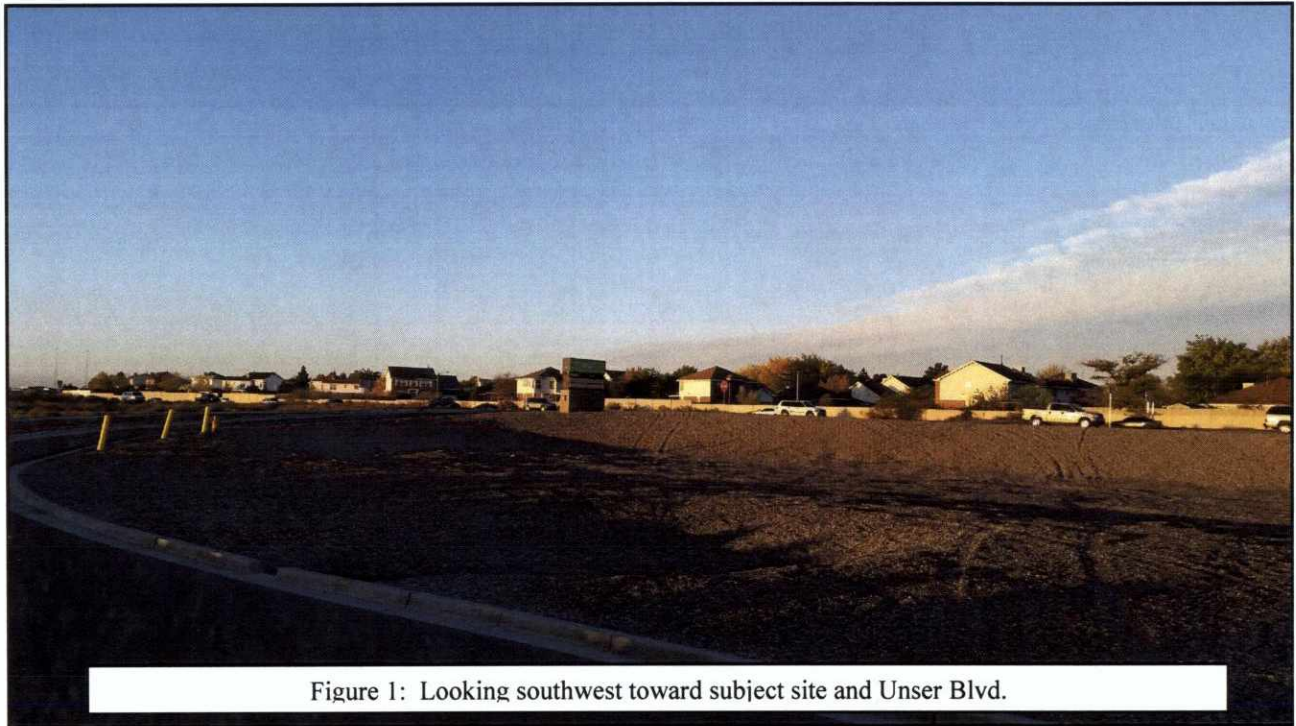


Figure 1: Looking southwest toward subject site and Unser Blvd.

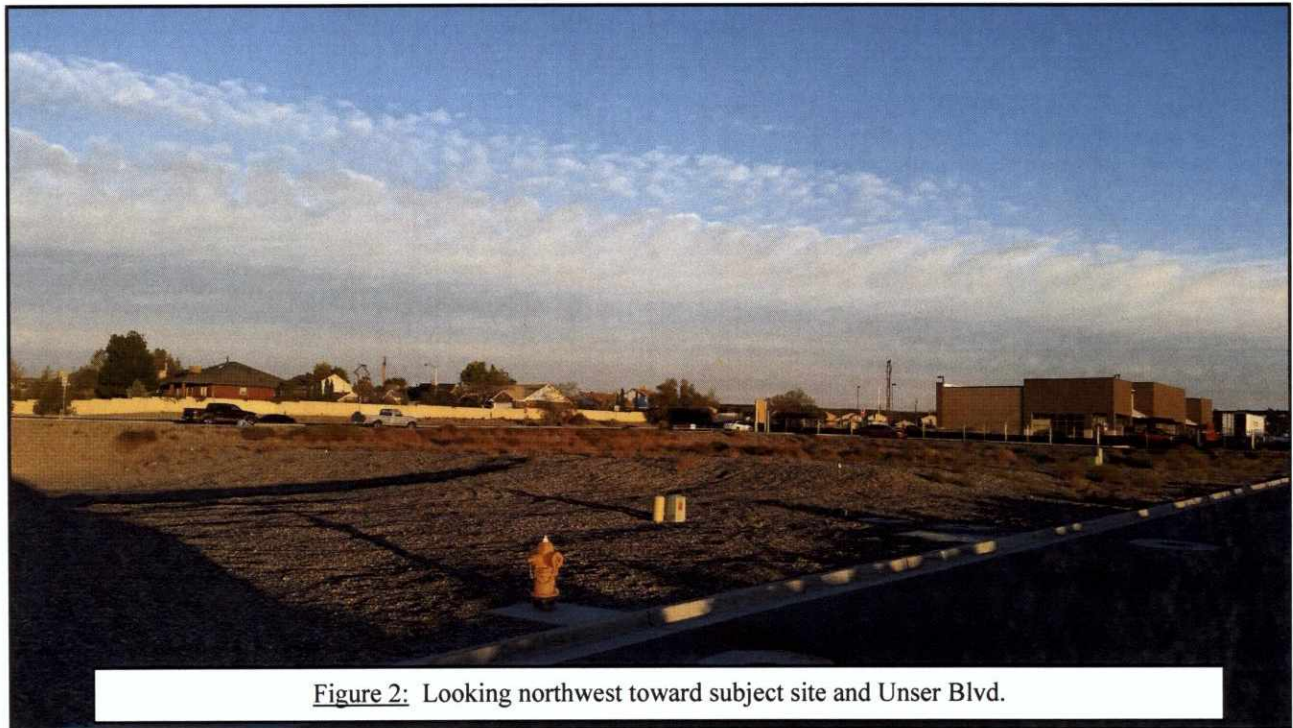


Figure 2: Looking northwest toward subject site and Unser Blvd.

HISTORY

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 18, 2012

James K. Strozier, AICP
Consensus Planning
302 Eighth St. NW
Albuquerque, New Mexico 87102

Re: Lot 1A1, El Rancho Atrisco Phase 3

Dear Mr. Strozier:

This letter will verify that according to the map on file in this office on this date, the referenced property, legally described as Lot 1A1, El Rancho Atrisco Phase 3, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 for Planned Office Park and Commercial Development with not more than 50% to be developed commercially.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

The maximum percentage of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan that is eligible for development with retail and service-type uses consistent with those of the C-1 zone is 50 percent (12.5 acres). The existing gas station and convenience store located on Lot 1C toward the northwest corner of the original 25-acre site is considered "commercial development". Because this lot encompasses approximately .85 acres, the outstanding area – roughly 11.65 acres – may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion would be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code.

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brennon Williams". The signature is stylized with a large, looped "B" and a cursive "Williams".

Brennon Williams
Code Compliance Manager
Code Enforcement Division
Planning Department

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 18, 2014

Western Albuquerque Land Holdings
1130 Lanes End NW
Albuquerque, NM 87114

Project# 1003275
13EPC-40148 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of lot 1-A-1, El Rancho Atrisco Phase III, located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres.
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On February 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1003275, 13EPC-40148, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

New Mexico 87103

FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Subdivision for Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3, containing approximately 19.98 acres located at the SE Corner of Unser Blvd. NW and Ladera Dr. NW.
2. The request involves design and development standards for Heritage Marketplace development, a mixed commercial, office and residential project. The applicant proposes to re-subdivide the property into two tracts, of which Tract A would be developed with office and/or multi-family residential uses and Tract B with commercial uses.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan, the Unser/Ladera Neighborhood Center of the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Site Development Plan for Subdivision request **further**s the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request would provide urban-scale commercial and office/residential uses within an area with a range of residential density and few commercial uses. The subject property is adjacent to two arterial streets and has good access to the multi-modal transportation system.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. The area is currently under-served by neighborhood commercial and service businesses. The SPS design standards would reflect design theme consistent and complimentary to the surrounding development.

Policy II.B.5.e: New growth shall be in areas contiguous to existing or programmed urban facilities and services and neighborhood integrity assured. Urban facilities and services consist of fully developed arterial roadways on two sides of the property, and the full range of utilities within surrounding streets. Project traffic would not need to travel through surrounding neighborhoods.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. The subject site is within the designated Unser/Ladera Neighborhood Center of the WSSP. The site is surrounded by residential land uses and existing infrastructure is in place. A mixed residential density exists in the surrounding area.

Policy II.B.5.j: Commercial development in centers with pedestrian and bicycle access; intersections of arterial streets and transit. The SPS commercial development would be at the intersection of two arterial streets and within an area of residential development.

Policy II.B.5.l: Quality and innovation in design. The SPS design requirements include the Zoning Code General Building and Site Design Regulations for Non-Residential Uses.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS would regulate building architecture, lighting, landscaping and signage in compliance with the Zoning Code.

Policy II.B.7.b: Net densities above 30 dwelling units per acre within Major Activity Centers. The site is designated Unser/Ladera Neighborhood Center per the WSSP. The SPS proposes maximum residential density of 30 dwelling units per acre.

Policy II.B.7.f: Intense uses in Activity Centers located away from low-density residential and buffered by a transition area. The subject site is bordered by two arterial roads, and multi-family residential and/or office uses would buffer adjacent lower intensity uses.

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Project #1003275

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Policy II.B.7.i: Multi-unit housing appropriate in Neighborhood, Community and Major Activity Centers. The SPS would allow multi-family residential development in a designated Neighborhood Center.

Policy II.C.1.b: Balanced land use/transportation system of housing, employment and services. The request would add commercial, services and housing within an area under-served by commercial and service uses.

Noise Goal: Protect the public health and welfare and quality of life. The multi-family residential and neighborhood-serving commercial uses would not operate at a level of intensity disturbing to surrounding residents.

Policy II.D.4.c: Dwelling units close to Major Transit and Enhanced Transit streets. Unser Blvd. is a designated Express Transit Corridor. The request would allow additional dwelling units along the Transit Corridor.

Policy II.D.6.a: New jobs created convenient to areas of need. The City's west side is deficient in jobs relative to housing. The proposed commercial and office uses would provide jobs on the west side.

6. The Site Development Plan for Subdivision request **partially furthers** the following Comprehensive Plan policies:

Policy II.B.5.i: Employment and service uses located to complement residential areas and minimize adverse effects of noise, lighting, pollution, and traffic. The SPS would be consistent with the intended land uses of a Neighborhood Center. Commercial and office development would be convenient to surrounding residents. A Traffic Impact Study is under review by the NMDOT. Traffic generated by the developments would potentially impact single-family residential from vehicular access at Hanover Rd.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. Unser Blvd. is a Principal Urban Arterial. The SPS proposes multi-direction access to Unser Blvd. which is under State jurisdiction. The proposed access is a concern of City staff, MRCOG and the NMDOT and a concern of the neighborhood.

Policy II.D.4.a: Street design, transit service, and development form consistent with Corridors and Activity Centers. The site is within a Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The SPS design standards would be consistent with the Comprehensive Plan Development Form details. The SPS does not propose internal connecting sidewalks leading to public gathering spaces.

7. The Site Development Plan for Subdivision request **further**s the following goals and policies of the West Side Strategic Plan:

Policy 1.1: Develop higher density in Community and Neighborhood Centers, surrounded by lower density.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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Policy 3.8: The highest density in the Community and Neighborhood Centers. Multifamily housing and employment facilities are appropriate with commercial services.

Policy 3.16: Multifamily development and commercial or employment uses are appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated.

Policy 4.6.f: Locate multiple-family residential within Community and Neighborhood Centers and allow higher density so they serve as transit hubs.

Policy 4.10: Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation.

Higher density residential and commercial development on the site would be within a designated Neighborhood Center. The SPS proposes a mix of commercial, office and multi-family residential development up to 30 dwelling units per acre. The development would be adjacent to Arterial roadways (Unser Blvd. and Ladera Dr.), a regional trail and two ABQ Ride express transit lines

Policy 1.9: In the Established and Developing Urban areas neighborhood and community centers may be developed at appropriate locations.

Policy 1.16: Neighborhood Centers on collector and arterial streets. Primary access by auto, with pedestrian and bicycle connections to adjacent neighborhoods.

The site is within a Neighborhood Center and would be accessed from a Collector street (Market St.) and Arterial streets (Unser Blvd. and Ladera Dr.) The development would provide sidewalk connections to the Unser Blvd. trail and to surrounding single family residential neighborhoods.

Policy 1.17: Encourage public services, parks, retail and commercial services in Activity Centers. There are no public facilities proposed. Retail and service uses and offices would be on a site within a Neighborhood Center.

Policy 3.23: Location of commercial services, multifamily development, and public facilities to reduce trips to Coors Boulevard and provide easier access. The development would increase retail and service businesses and would allow multi-family residential development on property in a Neighborhood Center west of Coors Blvd.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space. The SPS would require buildings to be linked via sidewalk to the Unser Blvd. trail and to existing sidewalks.

8. The Site Development Plan for Subdivision request **partially furthers** the following goals and policies of the West Side Strategic Plan:

Policy 1.15: Neighborhood Centers shall contain scale accommodating to pedestrians and bicyclists, including outdoor seating. Shared parking is proposed. The SPS does not commit to outdoor spaces for gathering aside from restaurant outdoor space.

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Project #1003275

February 13, 2014

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Policy 1.5: Community and Neighborhood Centers shall provide pedestrian/bicycle access to key activity areas. The SPS design standards require linking building entrances to the Unser Blvd. trail, however, there is not sufficient detail regarding access within parking lots and between buildings.

Policy 4.6.g: Commercial developments accessible by transit locate buildings adjacent to street frontages and parking to the rear or sides. The development would provide shopping and housing options for potential transit users. The location of buildings relative to street frontage and parking lots is not addressed by the SPS.

Policy 4.6.h: Limit parking spaces to 10% above Code requirements and provide safe, attractive, and efficient routes to streets and transit. The SPS references the Zoning Code for parking minimums and does not impose maximum parking. Through-site access is not addressed in the SPS.

Policy 6.25: Internal bicycle/pedestrian trails link to the primary trails network. Demonstrate connectivity of trails. The SPS design standards do not provide detail as to how internal pedestrian access would be accomplished.

9. The SPS proposed land uses are consistent with the El Rancho Atrisco Phase III Sector Plan designation for the subject site of Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially. Proposed uses including residential are consistent with the C-1 Zone.
10. At the Facilitated Meeting on January 28, 2014 Neighborhood Association members expressed concerns regarding the proposed vehicle access on Unser Blvd., potential multi-family residential development, and pedestrian and bicycle access.
11. The applicant requests delegation of approval authority Site Development Plan for Building Permit applications to the DRB.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.

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Project #1003275

February 13, 2014

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4. Future development on the site will require EPC review of a Site Development Plan for Building Permit.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. The section of Unser Blvd referenced in the SPS is under the jurisdiction of the New Mexico Department of Transportation (NMDOT). Prior to DRB approval of any Site Development Plan for Building Permit, NMDOT shall have determined whether or not the requested access points on Unser Blvd. will be allowed, and if allowed the access request shall have been approved through the MRCOG Transportation Coordinating Committee process.
7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.
9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum of 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.
10. Concurrent Platting Action required at Development Review Board (DRB).
11. A cross access easement and shared parking agreement shall be part of the platting process.
12. The text "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.
13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

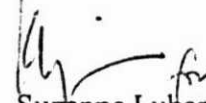
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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SL/CG/mc

cc: Steve Collins, 7517 Vista Alegre NW, Albuquerque NM 87120
Sharise McCannon, 2808 El Tesoro Escondido NW, Albuquerque NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque NM 87120
James Larkin, 7304 Inwood NW, Albuquerque NM 87120
John Vrabec, 7721 Pinewood Dr. NW, Albuquerque NM 87120
Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120
Jason Stone, 1136 Makian Pl. NW, Albuquerque NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87120
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120

ZONING

Refer to Section 14-16-2-16 of the Comprehensive Zoning Code for specifics regarding the C-1 Zone.

APPLICATION INFORMATION



Supplemental form

SUBDIVISION

- ☐ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
- ☐ for Building Permit
- ☐ Administrative Amendment (AA)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
- ☐ County Submittal
- ☐ EPC Submittal
- ☐ Zone Map Amendment (Establish or Change Zoning)
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Text Amendment (Zoning Code/Sub Regs)
- ☐ Street Name Change (Local & Collector)
- ☐ **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): HCI Engineering, Cole C. Haberer PHONE: 303-979-3900
 ADDRESS: 621 Southpark Dr., #1600 FAX: 303-278-7814
 CITY: Littleton STATE CO ZIP 80120 E-MAIL: ColeH@Haberergroup.com

APPLICANT: Palo Alto, Inc. / Jeff Geller PHONE: 303-745-0555
 ADDRESS: 924 W. Colfax Ave., Suite 203 FAX: 303-745-0188
 CITY: Denver STATE CO ZIP 80204 E-MAIL: JGeller@PaloAltoInc.com
 Proprietary interest in site: 100% List all owners: _____

DESCRIPTION OF REQUEST: New Taco Bell Restaurant

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract C-2 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: Heritage Marketplace
 Existing Zoning: SU-1, C-1 Proposed zoning: Same MRGCD Map No H-09-Z
 Zone Atlas page(s): H-09-Z UPC Code: 100905950900240105

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
EPC-13-40148

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.080

LOCATION OF PROPERTY BY STREETS: On or Near: 1740 Unser Blvd. NW
 Between: Ladera Dr. NW and Interstate 40

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 3/15/16

SIGNATURE Cole C. Haberer DATE _____
 (Print) Cole C. Haberer Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Form revised 4/07

- ☐ INTERNAL ROUTING
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers

16 EPC 40035

Action
SBP
ADV
CME

S.F. Fees
 _____ \$ 385.00
 _____ \$ 25.00
 _____ \$ 50.00
 _____ \$ _____
 _____ \$ _____
 Total \$ 510.00

Hearing date November 10, 2016

9-27-16

Project # 1003275

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 — Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 — Zone Atlas map with the entire property(ies) clearly outlined
 — Letter briefly describing, explaining, and justifying the request
 — Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Completed Site Plan for Subdivision and/or Building Permit Checklist
 — Sign Posting Agreement
 — Traffic Impact Study (TIS) form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
☒ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Sign Posting Agreement
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
☒ Traffic Impact Study (TIS) form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 — Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 — Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 — Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 — Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 — Registered engineer or architect's stamp on the Site Development Plans
 — Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ☒ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
☒ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
☒ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
☒ Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☒ Zone Atlas map with the entire property(ies) clearly outlined
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☒ Sign Posting Agreement
☒ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
☒ Traffic Impact Study (TIS) form with required signature
☒ Fee (see schedule)
☒ List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Cole Haberer
Che Cih Applicant name (print)
 Applicant signature / date



- ☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
 16EPL - 40055

Form revised November 2010

Vij 9-27-16
 Planner signature / date
 Project #: 1003275

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: HCI Engineering DATE OF REQUEST: 09/20/16 ZONE ATLAS PAGE(S): H-09-Z

CURRENT:

ZONING SU-1 / C-1

PARCEL SIZE (AC/SQ. FT.) 1.080 AC / 47,030 SF

LEGAL DESCRIPTION:

LOT OR TRACT # Tract C-2 BLOCK # N/A

SUBDIVISION NAME Heritage Marketplace

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☒

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1

BUILDING SIZE: 1944 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Cole C. Haberer, P.E. DATE 09/20/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

Previously studied.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

9/27/16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

To: City of Albuquerque
Urban Design & Development Division
City of Albuquerque Planning Department

Date: 09/20/16

RE: LETTER OF AGENT AUTHORIZATION FOR DESIGN AND DEVELOPMENT OF TRACT C-2 PLAT OF HERITAGE MARKETPLACE

To whom it may concern:

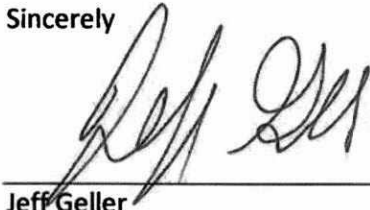
The following letter is to notify all parties of interest that I hereby grant authority to Cole C. Haberer, P.E. representing HCI Engineering. To design and submit on behalf of Palo Alto Inc. / Alvarado Concepts LLC planning and building documents for the above mentioned property to the City of Albuquerque for review and approval. The following is their respective addresses and contact info.

Address: HCI Engineering,
a division of Haberer Carpentry Inc.
621 Brickyard Dr., Suite #1600
Littleton CO, 80120

Phone: 303-979-3900

Email: ColeH@Haberergroup.com

Sincerely



Jeff Geller
Executive Vice President
Palo Alto Inc. / Alvarado Concepts LLC

HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

September 20th, 2016

City of Albuquerque
Urban Design & Development Division
City of Albuquerque Planning Department

REGARDING: LETTER OF INTRODUCTION / PROJECT NARRATIVE

PROJECT: TACO BELL, TRACT C-2 PLAT OF HERITAGE MARKETPLACE – 1740 UNSER BLVD. NW

To whom it may concern.

Palo Alto Inc., / Alvarado Concepts LLC, GLVM Architecture and HCI Engineering are pleased to submit the proposed Amended Site Development Plan for Building Permit. The enclosed site plan illustrates our intended site configuration regarding parking, building orientation, and architecture. The proposed use is identified as food service / retail, for further clarification we offer the following:

- The primary use for this site will be a 1944 SF Taco Bell fast food drive thru.
- The primary site access is off of an existing private drive on the west of the site located which connects to a private drive.
- Utilities are currently present to the site.
- The proposed building construction type will be VB, A2. Building finishes will include masonry and stucco which will be highlighted by the tower element and trim elements. This will also include a covered outdoor seating area with canopy that will tie into the overall architecture of the building while providing relief of the building elevations.
- The proposed site will be fully landscape matching the overall development, the species and spacing will remain the same matching the currently approved Site plan.
- Drive thru will be screened using a mixture of landscaping and site grading.

We are excited to work with you in development of this project and feel it will be an excellent addition to the neighborhood. We believe our site is acceptable use as it matches the current use proposed under the approved plans, File # 13-40148/Project # 1003275. We have worked to keep the overall development as close to the original approved plans as possible. The site layout, access and parking orientation are all similar to those on the recorded plans.

Thank you for your time and consideration of our proposal. Should you have any questions feel free to contact me, Phone 303-979-3900 Ex 201 or ColeH@Haberergroup.com.

Sincerely



Cole C. Haber, P.E.
Project Engineer

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-047 Date: 3.15.2016 Time: 1:30 PM

Address: TRACT 0.2 MERRITAGE MARKETPLACE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Transportation: ☒ Gary Sandoval ☐ Other: _____
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☐ Antonio Chinchilla ☒ Other: ERIC GONZALEZ

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- ☐ Zone Map Amendment ☐ EPC Approval ☐ City Council Approval
☐ Sector Dev. Plan Amendment ☐ EPC Approval ☐ City Council Approval
☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval
☒ Site Dev. Plan for Bldg. Permit ☒ EPC Approval ☐ DRB Approval ☐ Admin Approval
☐ Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 / SU-1 FOR NEIGHBORHOOD COMMERCIAL T
Proposed Use/Zone: OFFICE USES
Applicable Plans: SPS DESIGN STDS
Applicable Design Regulations: _____
Previously approved site plans/project #: 1003275
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

This is an approved site development plan for
subdivision w/ design standards for this site.
Must comply with the design standards
such as pedestrian access, bldg setbacks,
bldg materials, signage.
The site development plan for building permit

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

MUST BE REVIEWED AND APPROVED BY EPC.

DRIVE UP WINDOW REST. WILL REQUIRE A CONDITIONAL
USE THRU THE ZONING HEARING EXAMINER (ZHE)
SITE IS ZONED FOR C-1 USES WHICH REQUIRES A
CONDITIONAL USE - THE WALMART WENT THRU THE
FOR DRIVE UP PHARMACY.

MTG.

HANDOUTS. ZHE.

ADDING OUTDOOR SPACE (SETTING)

FM. HANDOUT.

TRAFFIC. ADA

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

September 20, 2016

Garrett Goodlin
HCI Engineering
621 Southpark Dr., Littleton, CO/80120
Phone: 303-979-3900 Fax: 303-278-7814
E-mail: ggoodlin@haberergroup.com

Dear Garrett:

Thank you for your inquiry of **September 20, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT C-2, HERITAGE MARKETPLACE, (BEING A REPLAT OF TRACT A AND C, HERITAGE MARKETPLACE AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2015, IN PLAT BOOK 2015C, PAGE 14, AS DOC. NO. 2015013421). AS THE SAME IS SHOWN ON AS AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 7, 2015, IN PLAT BOOK 2015C, PAGE 35, AS DOC. NO 2015028498 LOCATED ON 1740 UNSER BOULEVARD NW BETWEEN LADERA DRIVE NW AND INTERSTATE 40 zone map H-9.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

LAURELWOOD N.A. (LWD) "R"

***Candelaria Patterson**, 7608 Elderwood Dr. NW/87120 321-1761 (c)
Gregie Duran, 7525 Maplewood Dr. NW/87120 269-6233 (c)

PARKWAY N.A. (PKW) "R"

***Ruben Aleman**, 8005 Fallbrook NW/87120 385-2189 (c)
Mary Loughran, 8015 Fallbrook NW/87120 836-7841 (h)

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing **(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.)** If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Dalaina at 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/20/16** Time Entered: **4:01 p.m.** Rep. Initials: **DLC**

HCI ENGINEERING

Typical

A division of
HABERER CARPENTRY INC.

September 20th, 2016

City of Albuquerque
Urban Design & Development Division
City of Albuquerque Planning Department

REGARDING: LETTER OF INTRODUCTION / PROJECT NARRATIVE
PROJECT: TACO BELL, TRACT C-2 PLAT OF HERITAGE MARKETPLACE – 1740 UNSER BLVD. NW

To whom it may concern.

Palo Alto Inc., / Alvarado Concepts LLC, GLVM Architecture and HCI Engineering are pleased to submit the proposed Amended Site Development Plan for Building Permit. The enclosed site plan illustrates our intended site configuration regarding parking, building orientation, and architecture. The proposed use is identified as food service / retail, for further clarification we offer the following:

- The primary use for this site will be a 1944 SF Taco Bell fast food drive thru.
- The primary site access is off of an existing private drive on the west of the site located which connects to a private drive.
- Utilities are currently present to the site.
- The proposed building construction type will be VB, A2. Building finishes will include masonry and stucco which will be highlighted by the tower element and trim elements. This will also include a covered outdoor seating area with canopy that will tie into the overall architecture of the building while providing relief of the building elevations.
- The proposed site will be fully landscape matching the overall development, the species and spacing will remain the same matching the currently approved Site plan.
- Drive thru will be screened using a mixture of landscaping and site grading.

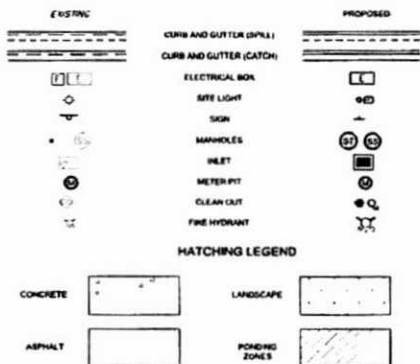
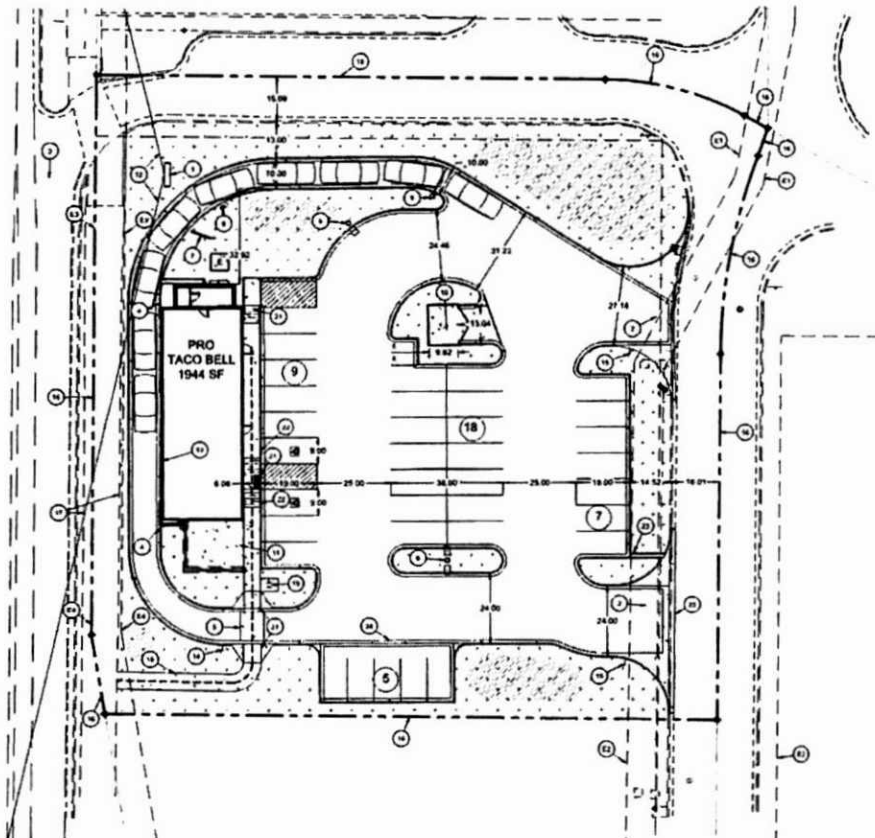
We are excited to work with you in development of this project and feel it will be an excellent addition to the neighborhood. We believe our site is acceptable use as it matches the current use proposed under the approved plans, File # 13-40148/Project # 1003275. We have worked to keep the overall development as close to the original approved plans as possible. The site layout, access and parking orientation are all similar to those on the recorded plans.

Thank you for your time and consideration of our proposal. Should you have any questions feel free to contact me, Phone 303-979-3900 Ex 201 or ColeH@HabererGroup.com.

Sincerely



Cole C. Haberer, P.E.
Project Engineer



SITE NARRATIVE

PRO TACO BELL 1944 SF TACO BELL FAST FOOD DRIVE THRU

THE PRIMARY SITE ACCESS IS OFF OF AN EXISTING PRIVATE DRIVE ON THE SOUTH OF THE SITE LOCATED WHICH CONNECTS TO LINER BLVD SW

UTILITIES ARE CURRENTLY PRESENT TO THE SITE

THE PROPOSED BUILDING CONSTRUCTION TYPE WILL BE V.B. A2. BUILDING FINISHES WILL INCLUDE MASONRY AND STUCCO WHICH WILL BE HIGHLIGHTED BY THE TOWER ELEMENT AND TRAM ELEMENTS. THIS WILL ALSO INCLUDE A COVERED OUTDOOR SEATING AREA WITH CANOPY THAT WILL TIE INTO THE OVERALL ARCHITECTURE OF THE BUILDING WHILE PROVIDING RELIEF OF THE BUILDING ELEVATIONS

THE PROPOSED SITE WILL BE FULLY LANDSCAPED MATCHING THE OVERALL DEVELOPMENT. THE SPECIES AND SPACING WILL REMAIN THE SAME MATCHING THE CURRENTLY APPROVED SITE PLAN

DRIVE THRU WILL BE SCREENED USING A MIXTURE OF LANDSCAPING AND SITE GRADING

KEY NOTES - EASEMENTS

E1. EXISTING 17' WIDE UNDERGROUND PUBLIC UTILITY EASEMENT (13/08/2015, 3016-106404)

E2. EXISTING 8' PRIVATE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT (20/10/2015, 2015C-14)

E3. EXISTING 10' PUBLIC SIDEWALK AND TRAIL EASEMENT (04/17/2015, 2015C-35)

E4. EXISTING 10' PUBLIC UTILITY EASEMENT (05/13/1996, 196C-190) AND (02/01/1996, BOR NO. 12, 2874)

SITE DATA

SITE ADDRESS
SE CORNER OF LINER BLVD SW & LADER DR, NW

LEGAL DESCRIPTION
TRACT 10-7 HERITAGE MARKETPLACE (BEING A REPLAT OF TRACTS A AND C, HERITAGE MARKETPLACE AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON FEBRUARY 19, 2015, IN PLAT BOOK 2015C, PAGE 14, AS DOC. NO. 2015013421), AS THE SAME IS SHOWN ON AS AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON APRIL 7, 2005, IN PLAT BOOK 2015C, PAGE 35, AS DOC. NO. 2015028486

AREA
1.077 ACRES MORE OR LESS / 47,830 S.F.

BUILDING AREA
1,944 S.F.

CONTRACT
SUA 1.0-1 USES INCLUDE GROCERY STORE, W/ PRO LIQUOR SALE'S INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION

CONSTRUCTION TYPE
V.B. - UNPROTECTED

PAR
0.041

BUILDING SET BACKS (FT)
WEST - 22.93
NORTH - 11.28
EAST - 145.84
SOUTH - 85.31

BUILDING HEIGHT
24.0 FT

SITE ACCESS
EXISTING DRIVE WAY CUT TO PRIVATE ROAD

PARKING INFORMATION

ONE (1) SPACE FOR EACH FOUR (4) SEATS FOR ESTABLISHMENTS

TOTAL SEATS (INCLUDING COVERED OUT DOOR AREA) = 50
12.5 PARKINGS REQUIRED

MOTORCYCLE PARKING, REQUIRED 1 PER 25, PROVIDED 2

ADA PARKING, REQUIRED 1 PER 25, PROVIDED 2

BICYCLES PARKING, 1 PER 20 AUTOMOBILE SPACES, 2 REQUIRED, 2 PROVIDED

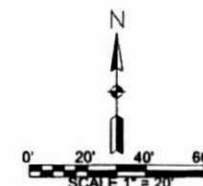
TOTAL SPACES 34

KEY NOTES

1. PROPOSED MONUMENT SIGNAGE LOCATION
2. PROPOSED INGRESS/EGRESS
3. EXISTING TURN LANE
4. PROPOSED BOLLARD
5. PROPOSED 6" CONCRETE CROSSWALK
6. PROPOSED SITE LIGHT 10' HEIGHT
7. PROPOSED SIGN BOARD
8. PROPOSED SPEAKER AND CANOPY
9. PROPOSED CLEARANCE BAR
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED 3M S.F. COVERED PATIO AREA
12. PROPOSED SIGNAGE VIEW CORRIDOR
13. PROPOSED TACO BELL RESTAURANT WITH DRIVE THRU (1,944 S.F.)
14. PROPOSED PED CROSSING SIGN
15. PROPOSED STOP SIGN
16. PROPERTY LINE
17. EXISTING SIDEWALK
18. PROPOSED SIDEWALK
19. PROPOSED BICYCLE RACKS
20. ADA PATH FROM ROW
21. PROPOSED ADA RAMPS
22. PROPOSED HANDICAP PARKING SIGN
23. PROPOSED 4" CURB CUT AND 14" CHANNEL
24. PROPOSED 7' WALKWAY
25. PROPOSED 4" CROSS PAV



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
L1.0	LANDSCAPE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
A1.0	BUILDING ELEVATIONS
A1.1	BUILDING ELEVATIONS
A1.2	SIGNAGE CUT SHEETS
C4.0	DETAILS SHEET 1
C4.1	DETAILS SHEET 2
C4.2	DETAILS SHEET 3



PROJECT NUMBER: _____

APPLICATION NUMBER: _____

THIS PLAN IS CONSIDERED TO BE THE OFFICIAL SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) AND THE PROPOSED AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF SETTING ARE AS FOLLOWS:

DATE SITE DEVELOPMENT PLAN REVIEW APPROVAL

TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRM CHAIRPERSON, PLANNING DEVELOPMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

HCI ENGINEERING
A DIVISION OF
HABERER CAMPBELL INC.



MARK D. MULLIGAN, AIA, LLC
10000 N. MICHIGAN AVE. SUITE 100
DALLAS, TEXAS 75243
(214) 343-1111



12134.150

CLIENT NAME: TACO BELL
BLANDING TYPE: EXPLORER DESIGN
PLAN NUMBER: APRIL 2015-PE
SITE NUMBER:
STORE NUMBER:

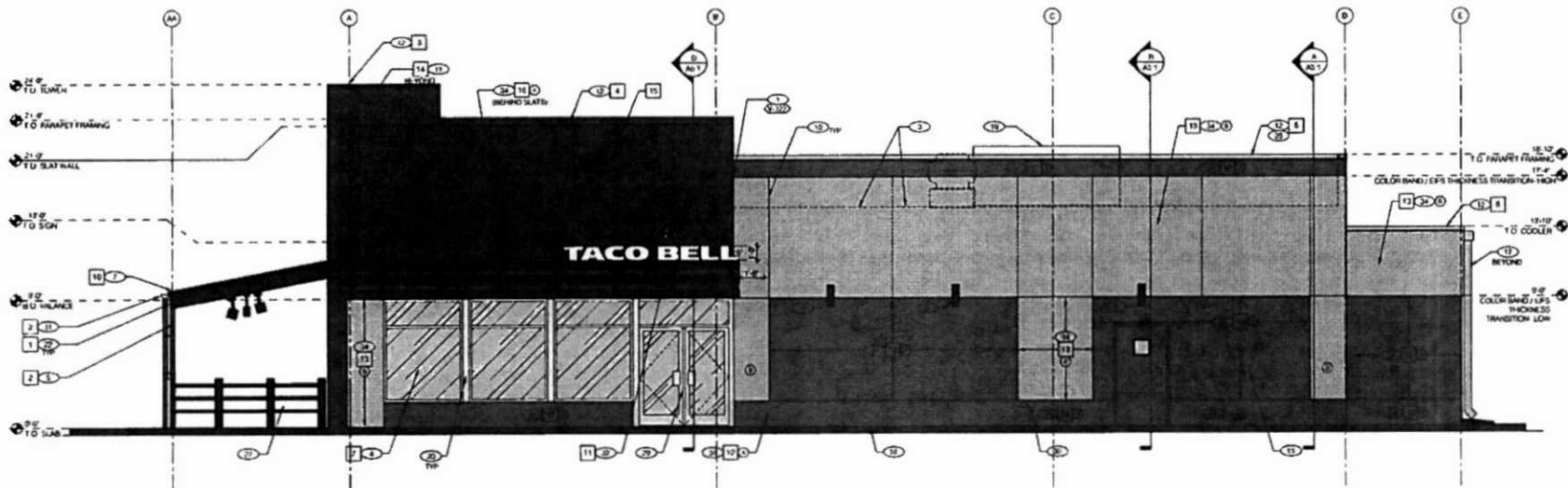
TACO BELL
LINER BLVD
ALBUQUERQUE, NM 87102



EXPLORER
DESIGN

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

C1.0



RIGHT SIDE ELEVATION 1/4" = 1' A

- ① BASE THICKNESS: 1 1/2" THICK EIPS
 ② BASE THICKNESS: 2 1/2" THICK EIPS
 PROVIDE HIGH IMPACT MESH FOR 6 1/2" S THICKNESS UP TO A HEIGHT OF 8'-0"
 SEE 2 & 4 / M-2

NOT USED N.T.S. B

NOTE: SUPPLIER UNLESS OTHERWISE NOTED

QTY	ITEM DESCRIPTION	ELEC
2	TACO BELL, 1/2" THICK EIPS, 1/2" THICK EIPS	8
3	TACO BELL, 1/2" THICK EIPS, 1/2" THICK EIPS	8

SIGN SCHEDULE N.T.S. C

- ① BUILDING SHALL BE FINISHED PRIOR TO ELECTRICAL PLUMBING
 ② DRIVE THRU WINDOW SEE SHEET A1 & A2
 ③ CHASED LINE INDICATES ROOF BEYOND
 ④ STOREFRONT FINISH
 ⑤ RUMBLE STRIP SEE STRUCTURAL CHASE
 ⑥ SWITCH GEAR FINISH TO MATCH WALL
 ⑦ CORRUGATED METAL ROOF
 ⑧ LIGHT SOURCE ALONG BOTTOM OF FIXTURE'S MOUNTING BRACKET WITH CHANGE IN EIPS THICKNESS (CENTER OF BRACKET AT 8'-0")
 ⑨ RUMBLE ON LANE SURFACE IN IF BELOW THE FINISH FLOOR REFER TO GRADING & SITE PLAN
 ⑩ EIPS REVEAL JOINT SEE DETAIL 2504-2
 ⑪ TOWER WITH METAL PANEL FINISH
 ⑫ PARAPET CORNER IF DURO LAST EIPS STRIPS USED: USE THE DURO LAST FINISHED EDGE TRIM SEE DETAIL 2504-1
 ⑬ COAT PULLER VALVE & COVER SEE DETAIL 2504-2
 ⑭ NOT USED
 ⑮ GAS SERVICE
 ⑯ WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR
 ⑰ SCUPPER, COLLECTOR AND VERTICAL DOWNSPOUT 8" DIA. PAINT TO MATCH ADJACENT WALL
 ⑱ CONCRETE CURB
 ⑲ ITU BEYOND PAINT TO MATCH MAIN BUILDING COLOR
 ⑳ BREAK METAL COVER OVER WOOD STUDS TO MATCH STONEFRONT SEE 304-1
 ㉑ OVERFLOW SCUPPER
 ㉒ STEEL BEAM SEE STRUCTURAL CHASE
 ㉓ ROLLAND
 ㉔ DURALAST SHALL MEMPHANE HOODING ON EQUAL
 ㉕ IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED
 ㉖ NOT USED
 ㉗ WOOD PAINT
 ㉘ NOT USED
 ㉙ STOREFRONT DOOR REFER TO DOOR SCHEDULE
 ㉚ HOSE REEL LOCATION REFER TO PLUMBING AND DETAIL 2504-2
 ㉛ GUTTER AND DOWNSPOUT PAINT TO MATCH COLOR
 ㉜ METAL HANDRAIL BY OTHERS
 ㉝ LED STRIP LIGHT FIXTURE REFER TO ELECTRICAL
 ㉞ EIPS (TYP) SEE 2 & 4 / M-2

KEY NOTES D

REMARKS

- A. SEE SHEET A1 WINDOW TYPE FOR WINDOW ELEVATIONS
 B. EIPS TEXTURE SHALL BE TYPE 1 (SEE EIPS REFER TO SPEC)
 C. SEALANT AT ALL WALL AND ROOF FINE TRAILING
 D. SEALANT AT ALL WINDOW AND DOOR FRAME AT HEAD AND JAMB DO NOT SEAL SLIT IN WINDOWS
 E. APPLY MEMPHANE GASKET (2X) 1/2" BE TWEEN BUILDING & CAPACITY
 F. VERTICAL LINE INDICATES
 G. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE BUILDING ELEMENTS DIMENSIONS

NOTE: NO EXTERIOR SLABS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL LUMINAIRES FOR FINAL APPROVED SIGN.

EXTERIOR 2 1/2" THICK EIPS

GENERAL NOTES F

SLAT WALL COLOR TRANSITION N.T.S. I

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE SW	INTERIOR COLOR	CONTACT OR COMMENT
1	CANOPY PARAPET BRUSH PAINT	THE PAINT WILLIAMS	UNSPECIFIED WOODCAPES BLACK ALUMINUM			THE PAINT WILLIAMS, 800-444-2222 (PHONE); 800-444-2222 (TOLL FREE); 800-444-2222 (TOLL FREE)
2	CANOPY COLUMBIA PAINT	THE PAINT WILLIAMS	SW 200 HOCK BOTTOM			THE PAINT WILLIAMS, 800-444-2222 (PHONE); 800-444-2222 (TOLL FREE); 800-444-2222 (TOLL FREE)
3	PARAPET CAP (RUMBLE)	COLORCLAST	MEDIUM BRONZE (FACTORY FINISH)	SHERRIN WILLIAMS SW 200 HOCK TOP		COLORCLAST, LEE CORP. 800-444-2222 (PHONE)
4	PARAPET CAP (HARD)	COLORCLAST	SHERRIN WILLIAMS SHERRIN PURPLE (COLORCLAST P-4)			
5	PARAPET CAP (SIDE)	COLORCLAST	REGAL WHITE (FACTORY FINISH)			
6	PARAPET CAP (COLUMBIA)	COLORCLAST	COLORCLAST PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	TBD	CLEAR ANODIZED			
8	PIPE COLLAR	STREET SMART	YELLOW 1/2" THICK PLASTIC COVER BUT POSTMAN DOWN OR EQUAL			
9	PARAPET BRUSH HOOFING	COLORCLAST	THE COLOR SHALL BE FACTORY COLORCLAST PLUS (EQUALLY ALTERNATE ALLOWED)			COLORCLAST, LEE CORP. 800-444-2222 (PHONE)
10	PARAPET RUMBLE	REHROD	1/2" DEEP PREWEATHERED GALVALUME			
11	SLAT WALL AND VALANCE COLOR	VENDOR	SW 200 (STATUS BROWN) (EQUALLY)			
12	MAIN BUILDING COLOR	THE PAINT WILLIAMS	SW 200 (STATUS BROWN)			THE PAINT WILLIAMS, 800-444-2222 (PHONE); 800-444-2222 (TOLL FREE); 800-444-2222 (TOLL FREE)
13	ACCENT COLOR	THE PAINT WILLIAMS	SW 200 (STATUS BROWN)			THE PAINT WILLIAMS, 800-444-2222 (PHONE); 800-444-2222 (TOLL FREE); 800-444-2222 (TOLL FREE)
14	METAL PANELS	RESTERIA STEAKS METAL HOOFING	1/2" ANGLE 4 RUST WALL PANELS			EIPS CONTACT 800-444-2222 (PHONE); 800-444-2222 (TOLL FREE); 800-444-2222 (TOLL FREE)
15	SLAT WALL	VENDOR	WOOD GRAIN LAMINATED COLOR BY VENDOR			
16	WALL COLOR BEHIND STOREFRONT WALL	THE PAINT WILLIAMS	SW 200 (STATUS BROWN)			

EXTERIOR FINISH SCHEDULE H



MARK D. MCCALLUM, AIA, CCS
 1000 E. 10th Street, Suite 100
 Albuquerque, NM 87102
 505.243.1111
 www.mdmccallum.com

12134.240

CURRENT DATE: JUNE 17, 2010
 BUILDING TYPE: EXP. LITE MED
 PLAN VERSION: SEPTEMBER 2010
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 UNDER REVISION & LACERNA
 ALBUQUERQUE, NM 87114



EXTERIOR
 ELEVATIONS

A4.0



△
△
△
△
△
△
△
△
△
△



EXPLORER LITE

A4.1

5605 5715 0000 3430 0000 7015

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☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
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 Total Postage and Fees \$3.77
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Sent To **CANDELARIA PATTERSON**Street and Apt. No., or PO Box No.
7605 ELDERMAN DR. NWCity, State, ZIP+4®
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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
 \$
 Total Postage and Fees \$3.77
 \$
Sent To **RUBEN ALEMAN**Street and Apt. No., or PO Box No.
8005 FAIRBROOK NWCity, State, ZIP+4®
ALBUQUERQUE, NM 87120

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
 \$
 Total Postage and Fees \$3.77
 \$
Sent To **HARRY HENDRIKSON**Street and Apt. No., or PO Box No.
10592 RIO DEL SOL CT. NWCity, State, ZIP+4®
ALBUQUERQUE, NM 87114-2701

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7015 3430 0000 9685 7967

5605 5715 0000 3430 0000 7015

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
 \$
 Total Postage and Fees \$3.77
 \$
Sent To **RENE HORVATH**Street and Apt. No., or PO Box No.
5515 PALMINDO DR. NWCity, State, ZIP+4®
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
 \$
 Total Postage and Fees \$3.77
 \$
Sent To **GREGGIE DURAN**Street and Apt. No., or PO Box No.
7525 MAPLEWOOD PR. NWCity, State, ZIP+4®
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postmark
Here
 Postage \$0.47
 \$
 Total Postage and Fees \$3.77
 \$
Sent To **MARY LONGHORN**Street and Apt. No., or PO Box No.
8015 FAIRBROOK NWCity, State, ZIP+4®
ALBUQUERQUE, NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7015 3430 0000 9685 7967

Vicente Q

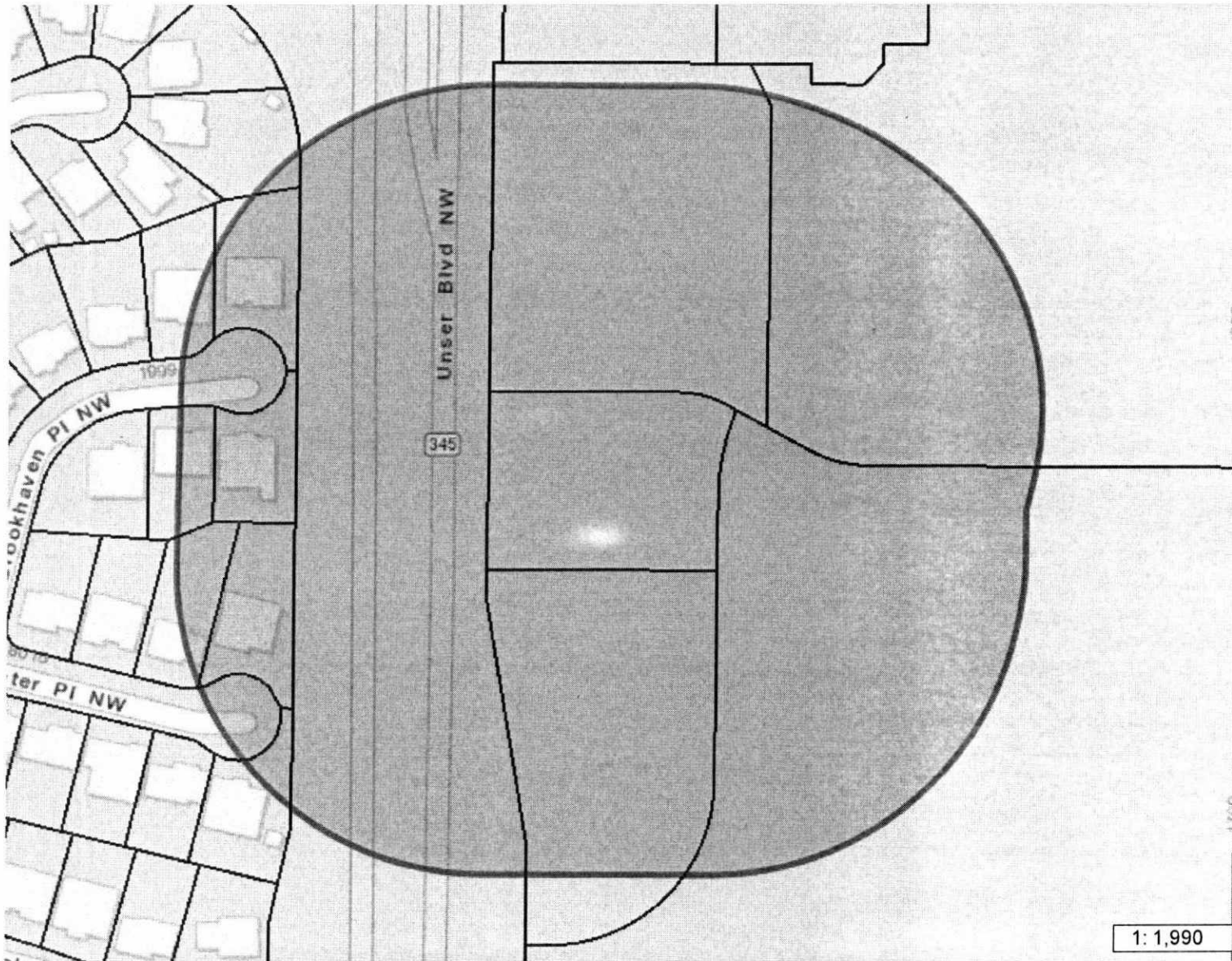


1003275



Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map



Notes

Buffer
Unser Blvd 283ft. (183ft + 100ft)

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/13/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Nov. 10, 2016 **1003275**

Zone Atlas Page: H-09

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: 1740 Unser Blvd. NW between Ladera Dr. NW &
Interstate-40

Applicant: **Palo Alto, Inc. / Jeff Geller**
 924 W. Colfax Ave. Suite 203
 Denver, CO 80204

Agent: **HCI Engineering, Cole C. Haberer**
 621 Southpark Dr. #1600
 Littleton, CO 80120

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 10/19/16

Signature:

Geraldine Delgado

AGUILAR JESSICA M & MORENO MICHAEL A
8005 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

SHAW TYLER P
8002 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120

WYATT GARY J & KRISTIN
1927 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8006

PETERSON TERRY L & JAN M
8001 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

KERSUL JOSEPH A & AUDREY M
8615 WARM SPRINGS NW
ALBUQUERQUE NM 87120

SAIZ ROBIN J
1926 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8005

DURAN ANGEL I
1922 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120

RODOLPH JOE K & SYLVIA R
1931 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8006

WESTERN ALBUQ LAND HOLDINGS LLC %
GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

WESTERN ALBUQ LAND HOLDINGS LLC %
GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
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Palo Alto, Inc./ Jeff Geller
924 W. Colfax Ave. Suite 203
Denver, CO 80204

HCI Engineering/Cole C. Haberer
621 Southpark Dr. #1600
Littleton, CO 80120

Laurel Wood N.A. (LWD) "R"
Candelaria Patterson
7608 Elderwood Dr. NW
Albuquerque, NM 87120

Laurel Wood N.A. (LWD) "R"
Gregie Duran
7525 Maplewood Dr. NW
Albuquerque, NM 87120

Parkway N.A. (PKW) "R"
Ruben Aleman
8005 Fallbrook NW
Albuquerque, NM 87120

Parkway N.A. (PKW) "R"
Mary Loughran
8015 Fallbrook NW
Albuquerque, NM 87120

Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, NM 87114

Westside Coalition of N.A.'S
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: Oct. 27, 2016
Original Submission: Oct. 21, 2016
Submitted By: Kathleen Oweegon
Facilitator: Philip Crump
Co-facilitator: Kathleen Oweegon
Project Number: #1003275
Meeting Date and Time: Oct. 19, 2016 6:00p.m.

Indicate where in the report the amendment is to occur within the report and note what the report originally stated and what it should state. Example below.

Unresolved Concerns/Issues:

Change 1st bullet from: *“Some of the potential traffic problems (such as too many cars awaiting drive-through service) remain to be seen.”*

To: *“Concerns exist over potential traffic problems, such as having too many cars stacked up awaiting drive-through service spilling out into internal roadway and south entrance on Unser to I-40 at peak hours affecting traffic in the area.”*

Meeting Specifics:

Applicant Presentation

1) e. Change “Site sits lower than the street will shield headlights from shining into residences”

To: “Site sits lower than the street which will shield headlights from shining into residences”

1) f. Change “ Building faces north, with the drive-thru between the building & Unser.

To: “Building faces east, with the drive-thru window between the building & Unser.”

Neighbors' Response

a. i. Change: “Will there be another building directly south?”

To: “Will there be another building directly south of the Taco Bell site?”

a. ii. Change: “Why don't you move the site?”

To: “Why don't you move the Taco Bell to that site?”

a. iii Change: “This will be a mess”

To: “This will be a traffic mess”

b. i (1) Change: “Trips per day vary depending on location & orientation – average 400 – peak 60 vehicles per peak. 80% drive-thru, 20 % dine-in – varies and is market-subjective.”

To: “Vehicle trips per day vary depending on location & orientation – Taco Bell averages 400 vehicles per day– 60 vehicles per peak hour vehicles”

- b. iii. (1) Change: “To south of site there is right in/right out, left in, with a deceleration lane. So if a car is coming north on Unser, they’ll turn right onto site, loop around building hit access road – then right out onto Unser, or through Wal-Mart parking lot to Ladera”

To: “There are 2 entrances to enter Heritage Marketplace on Unser. Taco Bell resides between the South and North entrance. The South entrance is a right in / right out with a deceleration lane, and a southbound left- in with a deceleration lane. The North entrance is a right in only. An internal road is between the 2 entrances that provide 2 in/out access points to Taco Bell. Consultant stated the traffic will enter the Taco Bell drive-thru loop, around the building and enter the internal Heritage Marketplace roadway to either make a right turn and exit the Marketplace south entrance heading to Northbound Unser or a left turn using the internal roadway using the Walmart parking lot to access Ladera and Market or behind Wal-Mart to access Market St. To south of site there is right in/right out, left in, with a deceleration lane. So if a car is coming north on Unser, they’ll turn right onto site, loop around building hit access road – then right out onto Unser (at the ingress & egress only), or through Wal-Mart parking lot to Ladera and Market.”

- b .iii. (2) Change: “To the immediate north of the site is right-in/right-out”

To: “To the immediate north of the site is right in only.”

- b .iii. (3) Change: There is also entry from Ladera, coming south past the Wal-Mart

To: (delete)

- b .iv. (1) Change: “We count this as one entry. On Unser, the south entrance to Heritage is counted as one. The other is also on Unser at north corner and is right in only.”

To: There are two entrances along Unser Blvd. & only the south entrance allows traffic to exit onto Unser.

- b .v. (1) Change: “Can go through the Wal-Mart onto Market; behind Wal-Mart, right & left onto Market St. is allowed”

To: “Can go through the Wal-Mart parking lot onto Ladera & Market; internal roadway behind Wal-Mart a right & left onto Market St. is allowed. Left is to apartments and Ladera and Market intersection to access Unser south and north and Ladera, right is to the proposed apartments and Neighborhood. Ladera & Market is a failed intersection per the TIS report December 2015 ”

- b .vii. Change: “Only way to make right to north on Unser is that southern entrance”

To: “Only way to make right to go north on Unser is that southern entrance?”

- b .ix.(1) Change: “External traffic points we have no control over. Interior – we’ll do what we can to protect traffic and will have stop sign at crosswalk.”

To: “External traffic points we have no control over. Interior – we’ll do what we can to protect pedestrian traffic and will have stop sign at crosswalk.

c. vi. Change: "Safety concern - 280-290 existing apartments and more apartments on north side of Ladera. There's a lot of pedestrian traffic from these to Heritage. More apartments – 230 coming in. Large population of pedestrians from these.

To: Safety concern - 280-290 existing apartments and more apartments on north side of Ladera. There's a lot of pedestrian traffic from these to Heritage. More apartments – 230 coming in. Large population of pedestrians from these. This has to be a pedestrian-safe site.

d.11.(1) Change: "Depends on the truck. This is typical size space."

To:" Depends on the truck. This is typical size space – 18 x 9."

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT 1003275 MEETING REPORT

Project #: 1003275

Property Description/Address: Taco Bell in the Heritage Marketplace at 1740 Unser NW
between Ladera and I-40

Date Submitted: 20 October 2016

Submitted By: Philip Crump

Meeting Date/Time: 19 October 2016 6-7:45pm

Meeting Location: SW Mesa Clinic, 301 Unser NW

Facilitator: Philip Crump

Co-facilitator: Kathleen Oweegon

Parties:

- **Applicant/Agent**
 - **Applicant:** Palo Alto Inc. – Jeff Geller (not present)
 - **Agent:** HCI Engineering – Cole Haberer
- **Neighborhood Associations/Interested Parties**
 - Laurelwood N.A.
 - Parkway NA.
 - S R Marmon N.A.
 - Westside Coalition of N.A.s

Background/Meeting Summary:

This meeting was regarding a request for approval of the Site Plan for Building Permit for a Taco Bell in the Heritage Marketplace at 1740 Unser NW between Ladera and I-40. While there were concerns expressed about traffic, pedestrian and automobile traffic flow, pedestrian safety and having a safe and aesthetic relationship between the Taco Bell and the adjacent walking path (*see meeting details below*), no objections to the Site Plan for Building Permit were voiced. The majority of the conversation was friendly information exchange.

The applicant agreed to look into modifications to the area around the drive-thru to address the neighbors' concerns regarding aesthetics & pedestrian safety in that area. (*see Action Items on page 6*)

Outcome:

- **Areas of Agreement**
 - *The trail along the east side of Unser/west side of Taco Bell site will be untouched; landscape screening will be provided*
- **Unresolved Issues & Concerns**
 - *Some of the potential traffic problems (such as too many cars awaiting drive-through service) remain to be seen*
 - *Other traffic impacts may arise with further development of the site*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT 1003275 MEETING REPORT

- *Key Points*
 - *Much of the traffic flow is determined by the Heritage Marketplace configuration, not Taco Bell's*
 - *All parties expressed concern for the safe movement of pedestrians around the Taco Bell and in the marketplace*
 - *There were questions but no objections to the exterior appearance of the building*

Meeting Specifics:

1) Applicant Presentation

- a. Proposing 2,000 sq. ft. dine-in & drive-through
- b. Heritage Marketplace – Zoned SU-1 with C-1 allows for this
- c. Heritage Marketplace has control documents that mandate what can go in there.
- d. Love to work with neighbors
- e. Site sits lower than the street will shield headlights from shining into residences
- f. Building faces north, with the drive-thru between the building & Unser. Makes it safer for pedestrians.
- g. Planner has minor things he wants agent to address, but nothing to do with the site itself
- h. Ingress & egress established by Heritage Marketplace master plan. Developer is just using what they've been given to use.

1. Neighbors' Response

a. Site aspects and relationships

- i. Will there be another building directly south?
 - (1) There's another pad there that we have no control over. Something will go in there.
- ii. On other side of Ladera – there's a big area. Why don't you move the site?
 - (1) Taco Bell has identified this site as the one that will work best for them.
 - (2) Sometimes pad site decisions based on who closer neighbors are.
- iii. This will be a mess. You should move it.
 - (1) Taco Bell is set on this site.
- iv. What is Taco Bell's criteria for choosing a site?
 - (1) They look at roads, traffic, other businesses, demographics
 - (2) They don't want to overlap with other fast food restaurants. Real estate committee makes these decisions. Decided 10 mos. ago.

b. Traffic & trips generated by a Taco Bell

- i. What is the expected traffic flow?
 - (1) Trips per day vary depending on location & orientation – average 400 – peak 60 vehicles per peak. 80% drive-thru, 20 % dine-in – varies and is market-subjective.
- ii. There's a lot of traffic coming off I-40 during peak hours. If people are slowing down to turn in to the Taco Bell, how will this affect that traffic?
 - (1) It's hard to know
- iii. What would traffic look like coming off Unser?
 - (1) To south of site there is right in/right out, left in, with a deceleration lane. So if a car is coming north on Unser, they'll turn right onto site, loop around building hit access road – then right out onto Unser, or through Wal-Mart parking lot to Ladera

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LAND USE FACILITATION PROGRAM
PROJECT 1003275 MEETING REPORT

- (2) To the immediate north of the site is right-in/right-out
- (3) There is also entry from Ladera, coming south past the Wal-Mart
- iv. So 3 entry points & 1 exit?
 - (1) We count this as one entry. On Unser, the south entrance to Heritage is counted as one. The other is also on Unser at north corner and is right in only.
- v. Only one right out, so how do you get traffic to move internally?
 - (1) Can go through the Wal-Mart onto Market; behind Wal-Mart, right & left onto Market St. is allowed
 - (2) Traffic will take care of itself. If it is too difficult, they won't go, so traffic will take care of itself.
- vi. Do you have any control over lighted intersection at Unser & Ladera?
 - (1) No – that's City property. We have no control.
- vii. Only way to make right to north on Unser is that southern entrance.
 - (1) Yes
- viii. Limited Access, next door to apartments (230 dwellings) that were scheduled to be built—that owner pulled out but the area is still permitted for apartments
- ix. Drive-thrus generate a lot of traffic that affects pedestrians
 - (1) External traffic points we have no control over. Interior – we'll do what we can to protect traffic and will have stop sign at crosswalk.
 - (2) Haven't been asked to do a traffic impact study.
 - (3) To get this far, they either ask for TIS or give approval.
 - (4) Did get some comments from Planner. Have addressed some, but haven't looked at all of them yet.
- x. In reference to the TIS study as far overall traffic approved, was it a specific section in there, based on drive-thru?
 - (1) Don't know. What we submitted to traffic we were told was approved. City will use benchmark. Ours said 60 trips per hour at peak. City may have different criteria, but that's ours.
 - (2) Peak hours are considered to be 11:00 a.m.-noon and 5:00 -7:00 p.m. – depending on the market
- xi. If most of Taco Bell traffic is spontaneous. Unser is very congested. Spontaneity will cause traffic issues in heavy traffic. Is there deceleration Lane?
 - (1) Yes, already there
- c. Sidewalk, pedestrians, & bikes**
 - i. What is the responsibility of developer for all types of traffic, including bikes & pedestrians? We have a nice trail for bikes & pedestrians that crosses the site. Safety is a concern.
 - (1) The north/south trail along Unser won't be changed.
 - ii. Could drive-thru traffic go up that trail?
 - (1) Would be very difficult because pad is lower elevation – 1 ft lower than trail, so
 - (a) Very hard unless have 4-wheel drive, so very unlikely. Our intent is to plant shrubs between drive-thru & trail.
 - iii. How much slope? Will there be a retaining wall?

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- (1) We could entertain the idea of putting in bollards (concrete posts) or a screening wall. Not sure Taco Bell Inc. would be willing to do a wall, but some sort of barrier will be requested. I can commit to bollards at the 1st left turn [NW] into the drive-thru lane.
- iv. Is there a sidewalk on the east side?
 - (1) No, only off Unser. Sidewalk across front of building
- v. What else can be done to stem internal traffic flow for pedestrians' movement amongst the other sites in Heritage Marketplace? There are a lot of residential areas nearby that people may walk from.
 - (1) We can look at adjacent sidewalks. We can see if we can take a sidewalk to the east to connect with internal sidewalks. Typically we don't like to build sidewalk to nowhere.
 - (2) We are willing to work with you about sidewalks
- vi. Safety concern - 280-290 existing apartments and more apartments on north side of Ladera. There's a lot of pedestrian traffic from these to Heritage. More apartments – 230 coming in. Large population of pedestrians from these.
 - (1) When we make these plans we look at pedestrian right of way. Hesitant to create sidewalk that would direct people into vehicle traffic routes without a crosswalk.
- vii. From the east edge of path to west edge of drive-thru – how many feet?
 - (1) 3ft; - enough room to put a sign.
 - (2) City asked us to change the drive-thru from 10 feet to 12 ft. in width.
 - (3) I understand how valuable trail is to neighbors
 - (4) We will also add landscaping.
- d. **Parking**
 - i. How many parking spaces?
 - (1) 12.5 required; 38 will be provided. 18" to curb.
 - ii. Can a truck fit?
 - (1) Depends on the truck. This is typical size space.
 - iii. 38 spaces for employees & dine-in?
 - (1) Yes. And there's a covered patio 336 sq. ft. – 3 tables at SW side of building.
- e. **Building**
 - i. How many seats inside?
 - (1) I estimate 49-50. It will be a total of 1,944 sq. ft., including the kitchen & cooler.
 - (2) It will be ADA accessible. We're strict about that.
 - (3) There will be connectivity to trail. Drive-thru crosses that, but a stop sign will be there.
 - ii. How wide & long is building?
 - (1) The building is approx. 72' long, 20' wide. Sometimes there are different prototypes that make minor changes to dimensions.
 - (2) Entrance to building on NE & SE.
 - iii. Regarding the design & architecture, which area are you referring to matching?
 - (1) Wal-Mart – sandy stucco-esque. We have to follow within the Heritage color scheme – earth-tone. Can have accents – purple (Taco Bell's trademark color).
 - (2) Colonnades [towers at NE corner] will be metal with rust-colored finish
 - iv. How high is parapet?

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- (1) 24 ft.
- v. Non-reflective surfaces except windows?
 - (1) Correct. Top parapet cap edges might glare if sun caught it just right, but minor.
- vi. How energy efficient?
 - (1) Follow codes, but not LEEDS
- vii. Estimated opening date?
 - (1) After EPC hearing, if approved, then will go Development Review Board who will make a final ruling – likely 30-day process.
 - (2) We will then get building permit and break ground in February or March, 2017
 - (3) 90-day process – will likely open by early summer.
- f. Hours of operation**
 - i. What are your typical hours?
 - (1) Wal-Mart is open till midnight. Heritage has restriction on hours; we have to abide by those hours. Depends on a variety of things.
 - ii. Would that be for drive-thru?
 - (1) Hours for entire store. Must abide by Heritage rules. Uniformity of appearance is one of them. Must fit in with Heritage master rules.
- g. Drive-thru**
 - i. How many cars in drive-thru line?
 - (1) Allows for 9, exceeds City code of at least 7.
 - (2) We plan for 9.
 - (3) Taco Bell wants to maintain fast movement of line so as not to discourage people who see a long line & go elsewhere.
 - ii. Drive thru looks like just 1 lane. Is there a way out for someone who changes their mind? What would prevent them from jumping back out into traffic?
 - (1) Once they get in line, they'll have to wait to get through the line.
 - iii. What about stacking into internal traffic lanes for center?
 - (1) Drive-thru on north side could hold 2-3 more without interfering with internal traffic.
 - iv. With 60 vehicles per hour at peak, and with groups of people coming at the same time along internal lane, with people trying to make a left turn, if cars are stacked up, what happens?
 - (1) With this configuration, we don't anticipate traffic infringement for internal traffic.
 - v. If another drive-thru is a feature of the neighboring business to the south, will be there be added congestion?
 - (1) If that were to be proposed by whatever business goes in there, they will have to get approval from City and that would be a consideration.
 - (2) For Taco Bell, we'll look at what's internal to Taco Bell. We are limited by traffic code & traffic study.
 - (3) Engineers said was the layout is ok.
 - (4) We get a pad site and do what we have to with it.
 - vi. Are there an approved number of drive-thrus in Heritage?
 - (1) Don't know.
- h. Signage**
 - i. What kind of signage?

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- (1) Monument sign on corner. Can't be taller than Wal-Mart's existing monument sign. Won't be seen from afar or from Unser. No pole signs allowed on this site.
- i. **Lighting**
 - i. What about the lighting?
 - (1) On site there are 2 poles for parking lot – cannot exceed height mandates – downcast light
 - (2) Also building lights. Have to match what Wal-Mart has.
- j. **Trash**
 - i. Location & barrier for trash?
 - (1) Location is north central of internal parking lot
 - (2) Fully enclosed masonry wall with stucco – closed gate, not typically locked, but that will be the store manager's decision.
 - (3) Trash receptacles at doors on exterior & at end of drive-thru.
 - (4) Design- color and design to blend with area design, trash locations
- k. **Landscaping**
 - i. Can you put bushes along the trail to block view of drive-thru from pedestrians enjoying walk?
 - (1) Will try to create more room between path that runs north/south along Unser and the drive-thru to allow for more vegetation.
 - (2) Will look at sidewalk to connect to other sites when they come in.
 - (3) There will be 3 trees between building sidewalk & the building – a row of deciduous plants that will grow to 36".
 - (4) Landscaping has robust requirements.
 - ii. Neighbor – you did a good job.
 - iii. Afghan pines don't do well in that area – they die. You have a couple of them.
 - (1) Agent: Do you know what that death is attributed to?
 - (a) No
 - (2) We like a lot of deciduous trees that use little water.
 - (3) Using local landscaper to help us with what's appropriate for this area, that's why Afghan pines.
 - (4) Do you want more evergreens?
 - (5) A pine is on SW corner of site.
 - (6) Can do something about NW corner - create physical barrier with foliage in the NW area of drive thru at curve of drive-thru
 - (7) Will look at height of shrubs – we have to have heights that consider traffic without blocking characteristics of building.
 - iv. What is watering system?
 - (1) Direct & on timer.
 - (2) Will maintain.
 - (3) Any that die, will be replaced. Want it to look good

Action Items:

- 1. Agent will put in bollards at the 1st left turn into the drive-thru lane to address neighbors' concerns about cars going onto the walking path from the drive-thru.

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2. To address the neighbors' concerns about how to stem internal traffic flow for pedestrians' movement amongst the other sites in Heritage, the Agent agreed to look at adjacent sidewalks and see if they can take a sidewalk to the east to connect with internal sidewalks. The agent expressed willingness to work with neighbors on the best configuration for the sidewalks.

Application Hearing Details: Hearing scheduled for November 10, 2016

1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
 - a. Written comments must be received by (Oct. 26, 2016) and may be sent to: Vicente Quevado 505-924-3357, vquevado@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102 OR
 - b. Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Agent: HCI Engineering, Inc.

- Cole Haberer

Laurelwood N.A.

- Candelaria Patterson
- David Gebeke
- Frances Lujan
- Greg Huston
- Michael Randolph
- Gregie F Duran
- Frank Comfort
- Phyllis Vilchuck

- Deborah Duran

Parkway N.A.

- Mary Loughran

S R Marmon N.A.

- E Ward

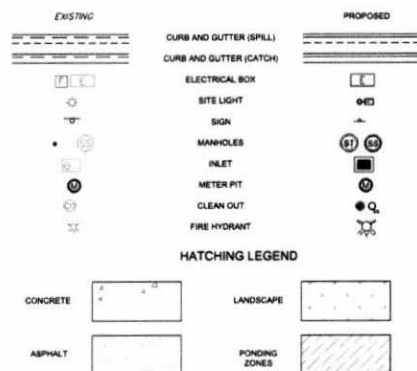
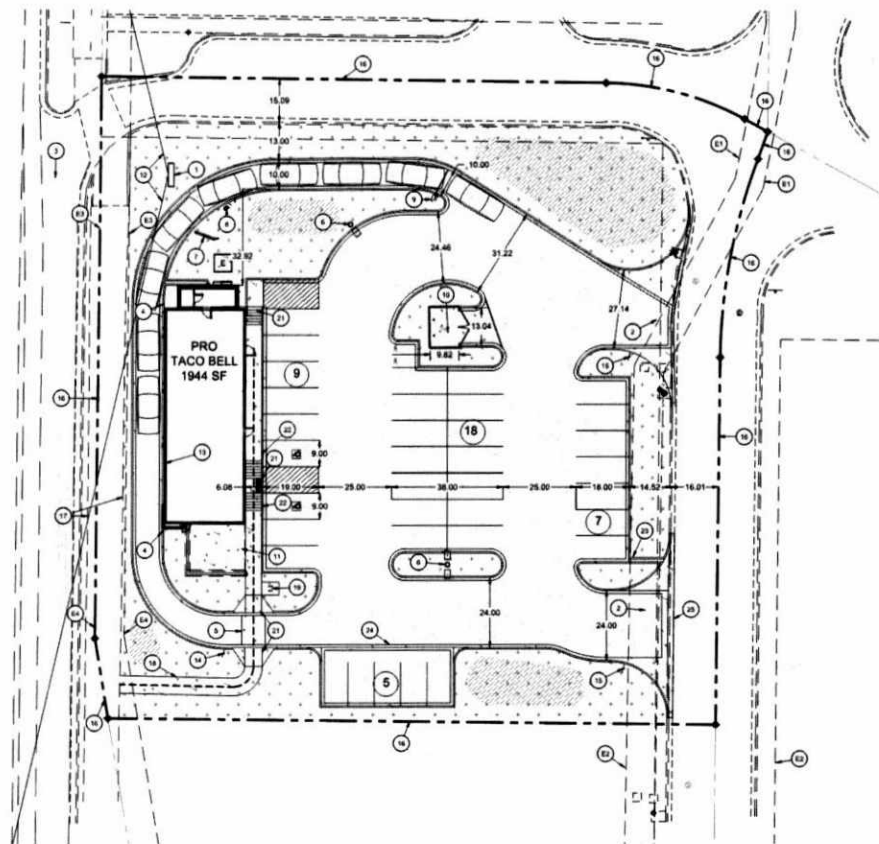
Westside Coalition of N.A.s

- René Horvath

No Affiliation Provided

- Nancy Anchondo
- Grace Cardona

SITE PLAN REDUCTIONS



SITE NARRATIVE
PALO ALTO INC., ALVARADO CONCEPTS LLC, GLVM ARCHITECTURE AND HCL ENGINEERING ARE PLEASED TO SUBMIT THE PROPOSED AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT. THE ENCLOSED SITE PLAN ILLUSTRATES OUR INTENDED SITE CONFIGURATION REGARDING PARKING, BUILDING ORIENTATION, AND ARCHITECTURE. THE PROPOSED USE IS IDENTIFIED AS FOOD SERVICE / RETAIL. FOR FURTHER CLARIFICATION WE OFFER THE FOLLOWING:

THE PRIMARY USE FOR THIS SITE WILL BE A 1944 SF TACO BELL FAST FOOD DRIVE THRU.

THE PRIMARY SITE ACCESS IS OFF OF AN EXISTING PRIVATE DRIVE ON THE SOUTH OF THE SITE LOCATED WHICH CONNECTS TO UNSER BLVD. NW.

UTILITIES ARE CURRENTLY PRESENT TO THE SITE.

THE PROPOSED BUILDING CONSTRUCTION TYPE WILL BE VB. A2. BUILDING FINISHES WILL INCLUDE MASONRY AND STUCCO WHICH WILL BE HIGHLIGHTED BY THE TOWER ELEMENT AND TRIM ELEMENTS. THIS WILL ALSO INCLUDE A COVERED OUTDOOR SEATING AREA WITH CANOPY THAT WILL TIE INTO THE OVERALL ARCHITECTURE OF THE BUILDING WHILE PROVIDING RELIEF OF THE BUILDING ELEVATIONS.

THE PROPOSED SITE WILL BE FULLY LANDSCAPED MATCHING THE OVERALL DEVELOPMENT. THE SPECIES AND SPACING WILL REMAIN THE SAME MATCHING THE CURRENTLY APPROVED SITE PLAN.

DRIVE THRU WILL BE SCREENED USING A MIXTURE OF LANDSCAPING AND SITE GRADING.

KEY NOTES - EASEMENTS

- E1. EXISTING 10' WIDE UNDERGROUND PUBLIC UTILITY EASEMENT (12/09/2015, 2015-106404)
- E2. EXISTING 4' PRIVATE ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT (02/19/2015, 2015C-14)
- E3. EXISTING 10' PUBLIC SIDEWALK AND TRAIL EASEMENT (04/17/2015, 2015C-35)
- E4. EXISTING 10' PUBLIC UTILITY EASEMENT (05/13/1996, B6C-185) AND (05/28/1992, BCR 92-12, 3974)

SITE DATA

SITE ADDRESS
SE CORNER OF UNSER BLVD. NW & LADER DR. NW

LEGAL DESCRIPTION
TRACT C-2, HERITAGE MARKETPLACE, (BEING A REPLAT OF TRACTS A AND C, HERITAGE MARKETPLACE AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2015, IN PLAT BOOK 2015C, PAGE 14, AS DOC. NO. 2015012421), AS THE SAME IS SHOWN ON AS AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 7, 2015, IN PLAT BOOK 2015C, PAGE 35, AS DOC. NO. 201502848.

BUILDING AREA
1,944 S.F.

ZONING
SU-1 C-1 USES INCLUDE GROCERY STORE W/ PKG LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION.

CONSTRUCTION TYPE
VB - UNPROTECTED

FAR
0.041

BUILDING SET BACKS (FT)
WEST - 22.93
NORTH - 71.28
EAST - 145.64
SOUTH - 65.31

BUILDING HEIGHT
24.0 - FT

SITE ACCESS
EXISTING DRIVE WAY CUT TO PRIVATE ROAD

PARKING INFORMATION

ONE (1) SPACE FOR EACH FOUR (4) SEATS FOR ESTABLISHMENTS

TOTAL SEATS (INCLUDING COVERED OUT DOOR AREA) = 90
12.5 PARKING REQUIRED.

MOTORCYCLE PARKING, REQUIRED 1 PER 25, PROVIDED 2

ADA PARKING, REQUIRED 1 PER 25, PROVIDED 2

BICYCLES PARKING, 1 PER 25 AUTOMOBILE SPACES, 2 REQUIRED, 2 PROVIDED

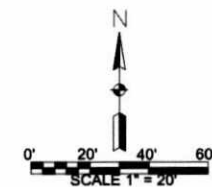
TOTAL SPACES: 38

KEY NOTES:

- 1. PROPOSED MONUMENT SIGNAGE LOCATION
- 2. PROPOSED INGRESS/EGRESS
- 3. EXISTING TURN LANE
- 4. PROPOSED BOLLARD
- 5. PROPOSED 8" CONCRETE CROSSWALK
- 6. PROPOSED SITE LIGHT 15' HEIGHT
- 7. PROPOSED MENU BOARD
- 8. PROPOSED SPEAKER AND CANOPY
- 9. PROPOSED CLEARANCE BAR
- 10. PROPOSED TRASH ENCLOSURE
- 11. PROPOSED 336 S.F. COVERED PATIO AREA
- 12. PROPOSED SIGNAGE VIEW CORRIDOR
- 13. PROPOSED TACO BELL RESTAURANT WITH DRIVE THRU (1,944 S.F.)
- 14. PROPOSED PED CROSSING SIGN
- 15. PROPOSED STOP SIGN
- 16. PROPERTY LINE
- 17. EXISTING SIDEWALK
- 18. PROPOSED SIDEWALK
- 19. PROPOSED BICYCLE RACKS
- 20. ADA PATH FROM ROW
- 21. PROPOSED ADA RAMP
- 22. PROPOSED HANDICAP PARKING SIGN
- 23. PROPOSED 7' CURB CUT AND U-CHANNEL
- 24. PROPOSED 2' V-PAN
- 25. PROPOSED 4' CROSS PAN



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
L1.0	LANDSCAPE PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	SIGNAGE CUT SHEETS
C4.0	DETAILS SHEET 1
C4.1	DETAILS SHEET 2
C4.2	DETAILS SHEET 3



PROJECT NUMBER: _____

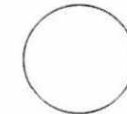
APPLICATION NUMBER: _____

THIS PLAN IS SUBMITTED IN CONJUNCTION WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THE PROVISIONS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEVELOPMENT	DATE
ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

HCL ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
10000 N. 10TH ST. SUITE 100
ALBUQUERQUE, NM 87112
505.261.1111
hclengineering.com



12134.150

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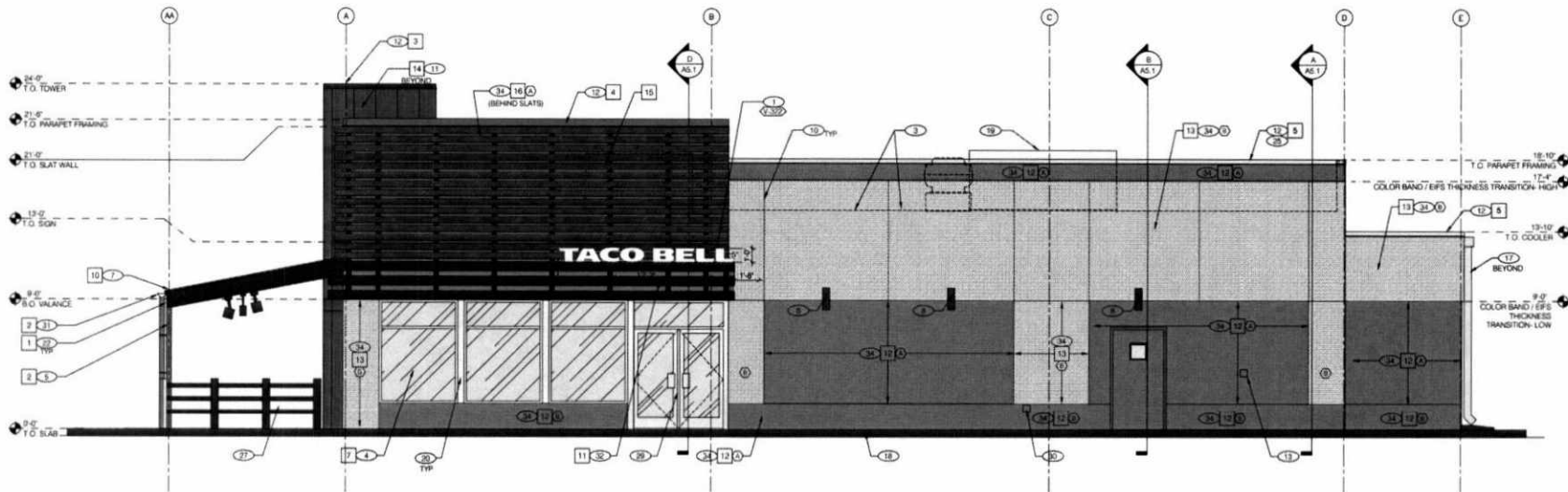
CONTRACT DATE: _____
BUILDING TYPE: EXPLORER MEDIA
PLAN VERSION: APRIL 2015 (V2)
SITE NUMBER: _____
STORE NUMBER: _____

TACO BELL
UNSER BLVD
ALBUQUERQUE, NM 87102

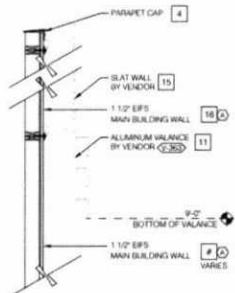


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

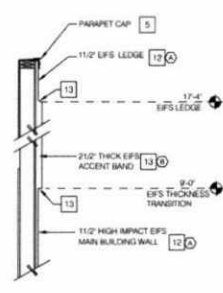
C1.0



RIGHT SIDE ELEVATION 1/8" = 1'-0"



SLAT WALL COLOR TRANSITION N.T.S. I



EIFS THICKNESS COLOR TRANSITION N.T.S. G

MISCELLANEOUS

- A. SEE SHEET A1 "WINDOW TYPES" FOR WINDOW ELEVATIONS
 - B. EIFS TEXTURE SHALL BE "TYPICAL"
 - SEALERS REFER TO SPEC.
 - A. SEALANT AT ALL WALL AND ROOF PENETRATIONS
 - B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SLIP OF WINDOWS
 - C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY
 - VERTICAL DIMENSIONS
 - A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE BUILDING ELEMENTS DIMENSIONS
- NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.
- 11/2" DENOTES 2-1/2" THICK EIFS

GENERAL NOTES

1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS
2. DRIVE THRU WINDOW. SEE SHEET A1 0 AND A1.1
3. DASHED LINE INDICATES ROOF BEYOND
4. STOREFRONT. TYPICAL
5. TUBE STEEL POST. SEE STRUCTURAL DWGS.
6. SWITCH GEAR. PAINT TO MATCH WALL.
7. CORRUGATED METAL ROOF
8. LIGHT SCIENCE. ALONG BOTTOM OF FIXTURES MOUNTING BRACKET WITH CHANGE IN EIFS THICKNESS. (CENTER OF BRACKET AT 9'-0")
9. ASSUME DIT LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN
10. EIFS REVEAL JOINT. SEE DETAIL 2006.2
11. TOWER WITH METAL PANEL FINISH
12. PARAPET CORING. IF DURO LAST EDGE TRIM IS USED. USE THE DURO LAST PRE-FINISHED EDGE TRIM. SEE DETAIL 2006.1
13. CO2 FILLER VALVE & COVER. SEE DETAIL 2006.2
14. NOT USED
15. GAS SERVICE
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCH GEAR
17. SCUPPER, COLLECTOR, AND VERTICAL DOWNSPOUT 8" MIN. PAINT TO MATCH ADJACENT WALL.
18. CONCRETE CURB
19. RTU BEYOND. PAINT TO MATCH MAIN BUILDING COLOR
20. BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE SHEET 1
21. OVERFLOW SCUPPER
22. STEEL BEAM. SEE STRUCTURAL DWGS
23. BOLLARD
24. DUXOLAST SINGLE MEMBRANE ROOFING OR EQUAL
25. IF THE DURO LAST PARAPET CAP TRIM IS USED IT SHALL NOT BE PAINTED
26. NOT USED
27. WOOD RAILING
28. NOT USED
29. STOREFRONT DOOR. REFER TO DOOR SCHEDULE
30. HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 2006.2
31. OUTLET AND DOWNSPOUT. PAINT TO MATCH COLUMN
32. METAL RAILING. BY OTHERS
33. LED STRING LIGHT FIXTURE. REFER ELECTRICAL
34. EIFS (TYP). SEE 2 & 4 ME.2

EXTERIOR FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	CANOPY RAY TIE (BEAM PAINT)	SHERWIN WILLIAMS	SW6522 WOODSCAPE'S BLACK ALDER			SHERWIN WILLIAMS, BRAD HARRINGTON, 718-228-5488 (PHONE), BRAD.E.HARRINGTON@SHERWIN.COM (EMAIL)
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	SW 7062 ROCK BOTTOM			
3	PARAPET CAP (TOWER)	DUXOLAST	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7060 "IRON ORE"	DURO LAST, LEE COBB, 800-434-3876 (PHONE)
4	PARAPET CAP (FRONT)	DUXOLAST	SHERWIN WILLIAMS SW6522 "IMPUSE PURPLE" EGGSHELL (P-4)			
5	PARAPET CAP (SIDES)	DUXOLAST	REGAL WHITE (FACTORY FINISH)			
6	PARAPET CAP (COOLERS)	DUXOLAST	GALVALUME PLUS (FACTORY FINISH)			
7	STOREFRONT WINDOWS	TSC	CLEAR ANODIZED			
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US POSTMAN COM) OR EQUAL			
9	PARAPET BACK ROOFING	DUXOLAST	THE COLOR SHALL BE FACTORY COLORED "TAN" - EQUAL ALTERNATE ALLOWED			DURO LAST, LEE COBB, 800-434-3876 (PHONE)
10	PATIO ROOF	BERTRIDGE	9 DECK (PREWEATHERED) GALVALUME			
11	SLAT WALL AND VALANCE COLOR	VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)			
12	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 7067 "CITYSCAPE"			SHERWIN WILLIAMS, BRAD HARRINGTON, 718-241-6558 X115 (PHONE), BRAD.E.HARRINGTON@SHERWIN.COM
13	ACCENT COLOR	SHERWIN WILLIAMS	SW 6506 "PACER WHITE"			EIFS CONTACT: BETH COOPER, CHUCK DUFFIN, 948-894-3942 (PHONE), 948-894-3991 (FAX), COUFFIN@STOCKPORT.COM
14	METAL PANELS	WESTERN STATES METAL ROOFING	18" A606-4 RUST/WALL PANELS			
15	SLAT WALL	VENDOR	WOOD GRAIN EMBOSSED COLOR BY VENDOR			
16	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6501 "CLEMATIS"			

KEY NOTES



MARK D. MCCLUGGAGE AIA, CCS
1001 E. RINGBROOK BLVD. SUITE 100
ALBUQUERQUE, NM 87114
PH: 505.261.1000
FAX: 505.261.1001
WWW.MDMCC.COM

12134.240

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CONTRACT DATE: JUNE 07, 2010
BUILDING TYPE: EXP. LITE MED.40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: --
STORE NUMBER: --

TACO BELL

UNIVERSITY BLVD NW & LADERA
ALBUQUERQUE, NM 87114

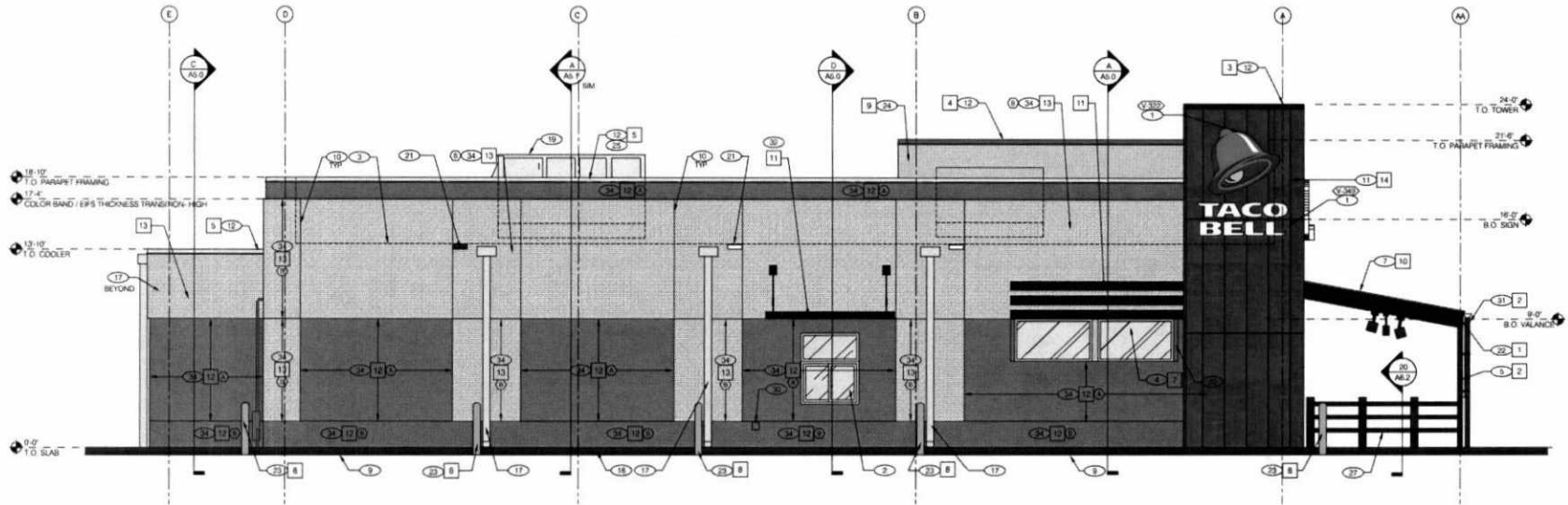


EXTERIOR ELEVATIONS

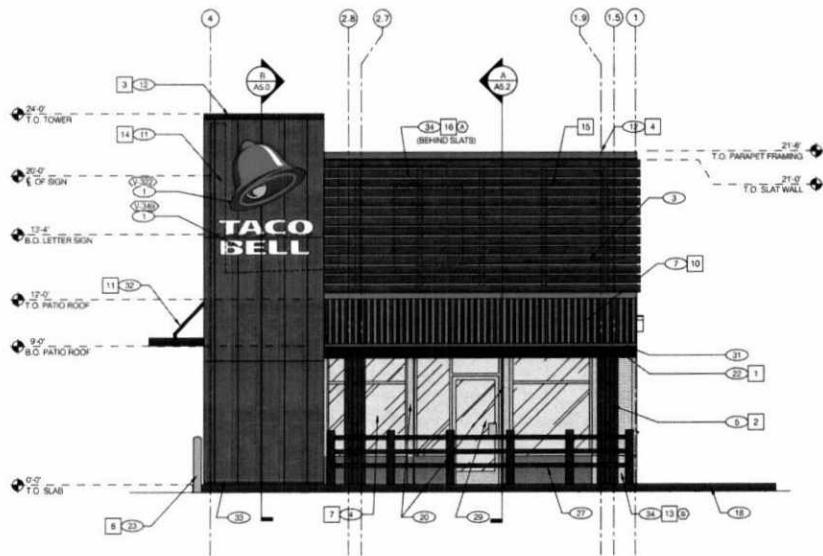
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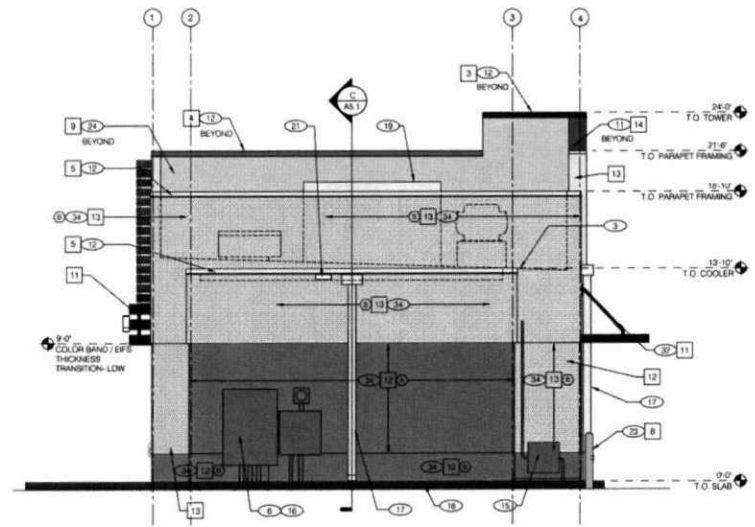
MARK D. MCCLUGGAGE AIA, CCS
1000 E. Douglas Avenue, Suite 400
Albuquerque, NM 87102
Phone: (505) 243-1111
www.mdmcc.com



LEFT SIDE ELEVATION 1/8" = 1'-0" A



FRONT ELEVATION 1/8" = 1'-0" C



REAR ELEVATION 1/8" = 1'-0" B

12134.240

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CONTRACT DATE: JUNE 07, 2016
BUILDING TYPE: EXP. LITE MED40
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER: ...
STORE NUMBER: ...

TACO BELL

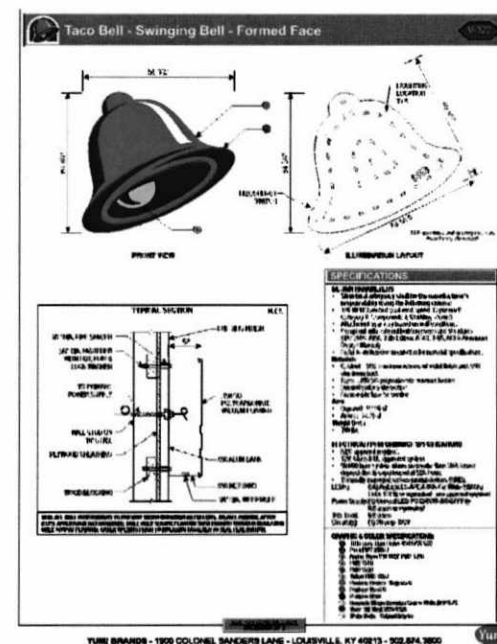
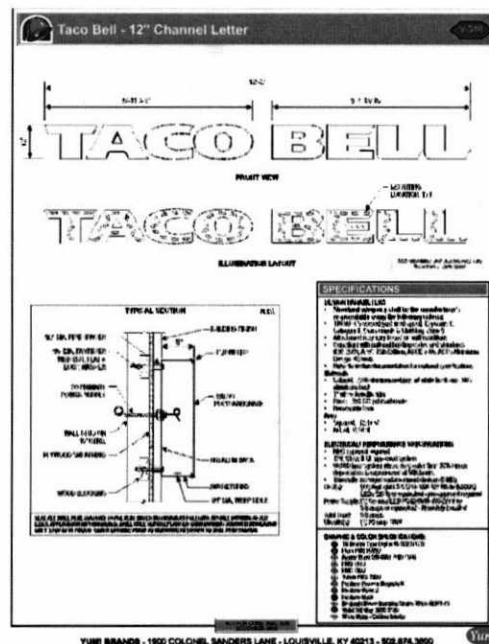
UNDER BLVD NW & LADERA
ALBUQUERQUE, NM 87114



EXPLORER LITE
MEDIUM 40

EXTERIOR
ELEVATIONS

A4.1



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CONTRACT DATE: EXP. LITE MEDIA
PLAN VERSION: SEPTEMBER 2015
SITE NUMBER:
STORE NUMBER:

TACO BELL

UNION BLVD NW & LADERA

ALBUQUERQUE, NM 87114

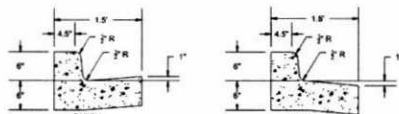
EXPLORER LITE
MEDIA 40

SIGNAGE CUT SHEETS

A4.2

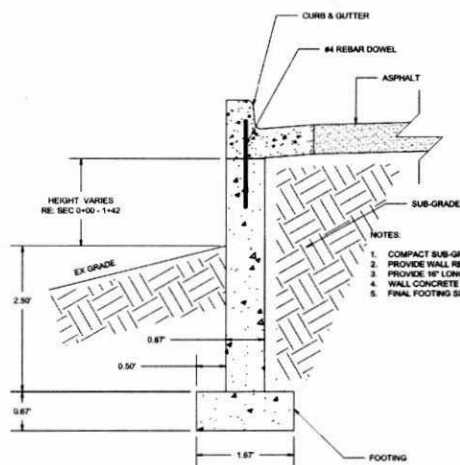
SIGNAGE CUT SHEETS

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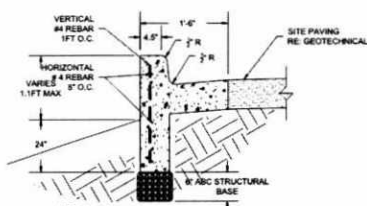
- NOTES:
1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT
 2. BRUSHED FINISH ON ALL EXPOSED CONCRETE

PRIVATE CURB & GUTTER
N.T.S.



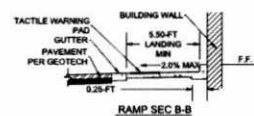
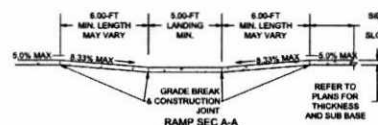
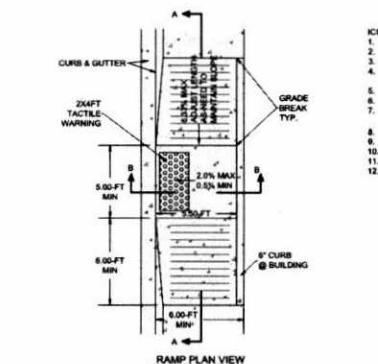
- NOTES:
1. COMPACT SUB-GRADE PER GEOTECH REPORT.
 2. PROVIDE WALL REINFORCEMENT PER STRUCTURAL ENGINEER.
 3. PROVIDE 1/2" LONG 4# REBAR DOWELS 8" O.C. INTO CURB.
 4. WALL CONCRETE TO BE 5000 PSI MIN.
 5. FINAL FOOTING SIZE TO BE CONFIRMED BY STRUCTURAL ENGINEER.

CURB WALL
N.T.S.

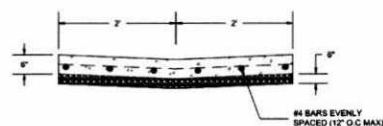
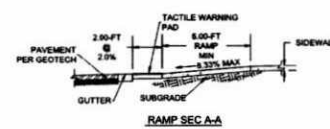
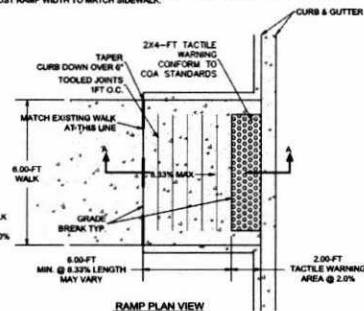


- NOTES:
1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT
 2. BRUSHED FINISH ON ALL EXPOSED CONCRETE
 3. ALL REBAR SHALL HAVE 2" COVER MIN.
 4. TOOL CONTRACTION JOINT IN EVERY 10FT O.C.
 5. COMPACT SUBGRADE BELOW CURB WALL TO 95% STANDARD PROCTOR.
 6. CURB WALL HEIGHT SHALL BE CONFIRMED BY STRUCTURAL ENGINEER.

CURB WALL
N.T.S.

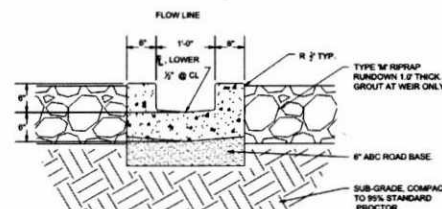


- ICCINSH A117.1-2008 RAMP NOTES:
1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT, OR 4M WWM WITH 2" MIN COVER.
 2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.
 3. TOOL CONTRACTION JOINT IN EVERY 10FT O.C.
 4. COMPACT SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS, COMPACT TO 95% STANDARD PROCTOR MINIMUM.
 5. CONCRETE THICKNESS PER GEOTECHNICAL RECOMMENDATIONS - 4" MIN.
 6. PROVIDE SUBGRADE BASE COARSE PER GEOTECHNICAL RECOMMENDATIONS.
 7. TACTILE WARNING TO BE 24" PAD WITH RAISED DOMES. PROVIDE ADHESIVE YELLOW TYPE AS THE MINIMUM. REFER TO GOVERNING JURISDICTION OR ARCHITECT FOR ADDITIONAL REQUIREMENTS.
 8. PROVIDE 2" RADIUS ON ALL EDGES.
 9. SIDEWALK SLOPE AT THE TOP OF THE RAMP SHALL BE NO MORE THAN 5.0%.
 10. ADJUST RAMP LENGTH AS NEEDED TO MAINTAIN A MAX SLOPE OF 8.33%.
 11. ANY RAMP LONGER THAN 10FT WILL REQUIRE A HANDRAIL BUILT TO ADA STANDARDS.
 12. ADJUST RAMP WIDTH TO MATCH SIDEWALK.



- NOTES:
1. ALL CONCRETE TO BE 4500 PSI.
 2. SUBGRADE TO BE COMPACTED PER GEOTECH.
 3. PROVIDE CONTRACTION JOINT 10FT MAX.
 4. 2" DEEP FROM FLIP TO FL.
 5. 8" OF CLASS 8 BASE PER GEOTECH REPORT.

V-PAN
N.T.S.



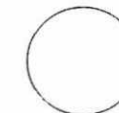
- NOTES:
1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT
 2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.

U-CHANNEL
N.T.S.

HCI ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.



MARK D. MCCLUGGAGE AIA, CCS
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Albuquerque, NM 87112
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mcclogg@hci-engineering.com



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CONTRACT DATE: EXPLODER MEDIA
PLAN REVISION: APRIL 2015 (9)
SITE NUMBER:
STORE NUMBER:

TACO BELL

UNSER BLVD
ALBUQUERQUE, NM 87102

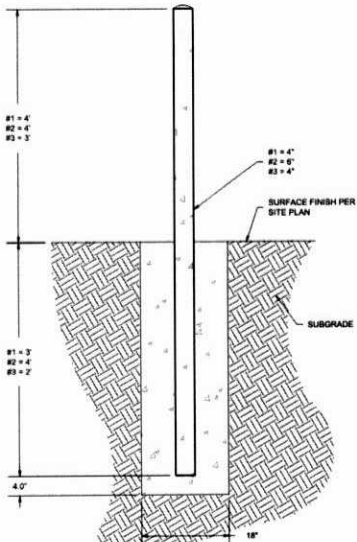


EXPLODER
MEDIA

DETAILS SHEET 1

C4.0

C4.1



NOTES

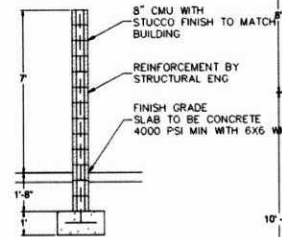
1. CONCRETE SHALL BE 4000 PSI MIN.
2. SUBGRADE SHALL BE PREPARED PER GEOTECH REPORT.
3. BOLLARD TYPE:
#1 = STANDARD DUTY
#2 = HEAVY DUTY
#3 = SIGN POST BOLLARD
4. REFER TO SITE PLAN FOR BOLLARD LOCATION AND SIZE.
5. BOLLARD SHALL BE SCH 40 GALVANIZED STEEL PIPE PAINTED OSHA YELLOW AND FILLED WITH CONCRETE.
6. USE SIGN POST BOLLARD FOR ANY SIGNAGE ALONG HEAD IN.

BOLLARD DETAILS

N.T.S.

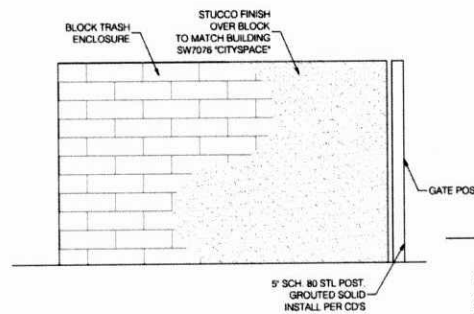
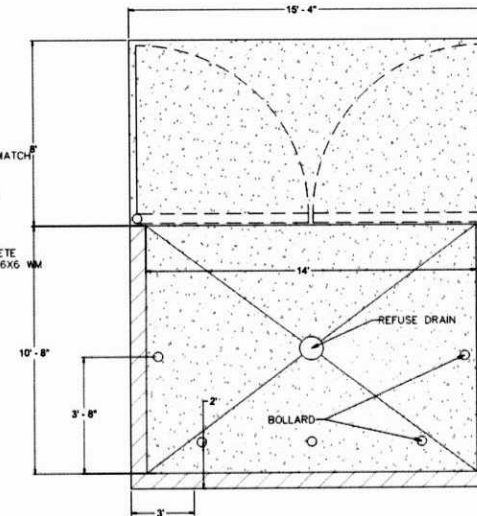
TRASH ENCLOSURE WALL SEC

TYP.
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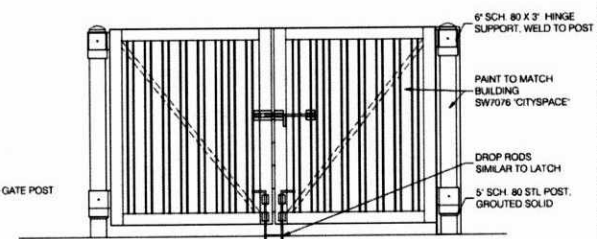
TRASH ENCLOSURE

N.T.S.



TYP. ELEVATION

N.T.S.



GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (2) EQUAL (±7-0") WIDE x 6-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W.T.S. 5 X 5 X .1875 BAR CROSS BRACING WELD AND GRIND SMOOTH. ALL CONNECTIONS, TYP. PRIME AND PAINT.

GATE ELEVATION

N.T.S.

HCI ENGINEERING
A DIVISION OF
HABER CARPENTRY INC.



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CONTRACT DATE: EXPLORER MED54
BUILDING TYPE: EXPLORER MED54
PLAN VERSION: APRIL 2015 (N)
SITE NUMBER:
STORE NUMBER:

TACO BELL

UNDER BLDG
ALBUQUERQUE, NM 87102



DETAILS SHEET 3

C4.2